

Palomar Estates West Resident Association

Board meeting Minutes – May 2, 2023

Call to order:

The PEWRA board meeting was called to order by the President, Tricia Spears at 5:30 pm, Tuesday May 2, 2023.

In attendance: Tricia Spears, President / Cathie Byrd, Vice-President/ Jo Gehringer, Secretary / Garry Larson/ Katie Rodriguez/ Dita Kemp.

In Absentia: Michael Wilkinson, Treasurer

Review of Minutes: Minutes of previous meeting were provided to Board and management team. Motion to approve by Tricia Spears. A unanimous vote for approval by present board members. Minutes to be added to website and posted in card room for resident view.

Treasurer Report: Mar 2023

Checking Account

Beginning Balance	\$ 2844.79
Deposits	\$ 1003.00
Disbursements	\$ 924.61
Ending Balance	\$ 2923.18

Savings Account

Beginning Balance	\$ 8028.34
Deposits	\$ 0.06
Disbursements	\$ 0.00
Ending Balance	\$ 8028.40

Submitted and placed on file for audit

Breakfast Club report: Mar 2023

Beginning Balance	\$ 822.05
Deposits	\$ 80.00
Disbursements	\$ 204.04
Ending Balance	\$ 698.01

Social Connection Report: Mar 2023

Beginning Balance	\$ Deferred awaiting report
Deposits	\$
Disbursements	\$
Ending Balance	\$

Management Report:

- Park Management Report: Management not in attendance
- Haven Management report: Katie Davis reported, Financial report submitted for review, Wish list currently in review, capital project of water valve replacements is tentatively scheduled for continuation in May, Viewpoint fencing close to completion, Golfcart replacement ordered.

OLD BUSINESS:

- Dumpster disposal on April 15, was successful as dumpster was full by 10 AM. Management to determine if 2X yearly event would be of benefit.
- PEWRA Board members- 2023/2024. Reminded all residents that there are open positions this year. Residents who are interested are requested to submit their bio by May 5 for consideration.
- Volunteer Appreciation – event scheduled for June 11, 12-1 social hour and 1-2 Lunch. Any resident who has volunteered their services to PEW is invited to attend and significant others are also invited to attend. The sign-up sheet is in the clubhouse, please sign up by June 4th if planning to attend.
- Pickle Ball Court benches – 2 benches have been replaced, 2 more are to be ordered and 2 benches are also on order for the Bocci Ballcourt.

NEW BUSINESS:

- Dog Walking Courtesy- reminder to all residents to be courteous to neighbors when walking dogs. Do not allow your pet to relieve themselves on the personal property of any neighbors.
- George Turk, President, Millennium Housing was our guest at the meeting. Mr. Turk's discussion with attending residents covered many topics.
 - Appreciation for volunteer activities and the enhancement they provide to PEW and its residents.
 - Sparc events – recent fruit picking resulted in 2076 lbs. of fruit and a Women's retreat held at PEE for both PEE and PEW residents.
 - Annual Budget - draft budget completed in April, Finalized budget in July. Major projects in consideration that affect budget are the water system valve replacement, driveway repair/replacement, need for maintenance truck and additional security cameras.
 - Ground Lease for PEW – expires in March 2037. Discussion re: state mandates for affordable housing, Rent control issues and regulatory agreements between the City of San Marcos, Millennium, and Farmers & Merchants Bank.
 - Annual Rent increase – annual % of increase and process for calculation as well as discussion on how rent is dispersed among expenses, management and trust account.

Resident Comments/Questions:

- Resident thanked maintenance crew for resolution and repair of 'sink hole' erosion to San Marcos Blvd hillside caused by excessive rainfall.
- Resident also mentioned repair to stone wall at the Cascade entrance to park which had been damaged by hit/run driver. Wall repair is completed, and address numbers (1930) will be replaced soon.

Next meeting is scheduled for June 6, 2023

Meeting adjourned at 6:35 PM by Tricia Spears, President-PEWRA Board

Respectfully submitted,

Jo Gehring

Jo Gehring

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file