

Palomar Estates West Resident Association

Board meeting Minutes – April 2, 2024

Call to order:

The PEWRA board meeting was called to order by the President, Garry Larson at 6:35 pm, Tuesday March 5, 2024.

In attendance: Garry Larson, President / Simon Spears, Treasurer / Jo Gehringer, Secretary / Katie Rodriguez/ Larry Jones/Jesse Nieto

In Absentia: Cathie Byrd

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

Treasurer Report: March 2024

Checking Account

Beginning Balance	\$ 9578.55
Deposits	\$ 1318.00
Disbursements	\$ 1627.13
Ending Balance	\$ 9269.42

Savings Account

Beginning Balance	\$ 3030.02
Deposits	\$ 0.12
Disbursements	\$
Ending Balance	\$ 3030.14

Submitted and placed on file for audit.

Breakfast Club Report March 2024

Beginning Balance	\$ 1167.53
Deposits	\$ 1395.53
Disbursements	\$ 516.56
Ending Balance	\$ 878.97

Social Connection Report: March 2024

Beginning Balance	\$ 2203.33
Deposits	\$ 2955.00
Disbursements	\$ 1839.23
Ending Balance	\$ 3319.10

Management Reports:

Treasurer's Report:

- Simon Spears, Treasurer, provided Information related to current financial status and balances. (See treasurer report) Monthly and fiscal report posted to website for review.
- Proposed Budget for Fiscal year 2024-2025 – requested approval by board to forward to Millenium. A unanimous vote for approval by present board members.

Management Report:

- Currently 13 homes are on the market with 1 currently in escrow. 1 home changed ownership in the month of March with a price of \$361K.
- Two 40 yard roll off dumpsters will delivered in front of the clubhouse on Friday, April 19 and picked up on Monday, April 22.
- PEW long term maintenance tech Gerardo will be retiring from PEW. Gerado has been a big part of the PEW community for 15 years, His last day will be Friday, April 26. If you see him in the park, be sure to give him a big thank you.

Haven Management Report:

- Hillside Project – Due to some unforeseen conditions, the bypass plan approved by the City is no longer feasible. Instead of spending additional time to revise the bypass plan, and because we are nearing the end of the rainy season, ownership and management have decided to focus all efforts on the permanent repair.
- The laundry and car wash will remain closed, and residents will be notified by the park management regarding future availability.

OLD BUSINESS:

- Hillside Project – see Haven Management report above.
- Annual PEWRA membership- as of 4/1/24, 310 residences have paid the membership dues.
- Fruit Picking – SPARC will be in the park on April 9th to pick the fruit of any resident who wishes to donate their produce to the county food bank. Sign up sheets are located on the clubhouse bulletin boards.
- Community Cleanup Dumpster Day - EDCO 40-yard Dumpster will be on site in the club house parking on Saturday April 20, 8am to 1pm. List of items that will and will NOT be accepted can be found in the April Hilltopper. Residents will be asked to donate \$5.00 when they use the dumpster.

NEW BUSINESS:

- St. Patrick's Day event – Dinner, music, dancing was enjoyed by about 100 community residents. At \$15 /per person, about \$1500 was collected, but with costs of catering, music, and cleanup the event ultimately had a deficit of approx. \$300. This amount was covered by Social Connection.
- Budget Fiscal Year 2024-2025 –with the benefit of increasing the cost to participate in some events and also creatively soliciting advertising and sponsorships, the 2024-2025 budget has been finalized and will be submitted to Millenium for their approval.
- Ladies Bathroom (Pool area) Remodel. The shower has been repaired and cosmetic upgrade to the overall décor of bathroom will be discussed by a resident committee and recommendations will be forwarded to the Park Management for consideration.
- Pool conversion – It has been proposed to convert the PEW swimming pool to a saltwater pool. PEE converted their pool last year and could potentially be the model for PEW's conversion. Residents are invited to comment to the board with input on the proposal.
- Car wash – The car wash on Sierra St. remains closed but residents are reminded that there is a car wash located in the RV parking lot that is available for use. Also, residents may wash their cars in their own carport but if doing this are asked to be mindful of drainage and debris washing into the streets.
- Kitchen Supplies Report – Marcia Brown reported on the activity she completes in order to keep the clubhouse kitchen adequately supplied. There is a list of 25-30 items that are supplied, according to Marcia from 'sterno to coffee stirrers.' 9 different groups use the pavilion and kitchen facilities for their functions, not including the monthly Breakfast. While attendance at some events increases, the cost of supplies also increases making budgeting a challenge. While ensuring the supplies are readily available is demanding, Marcia is ultimately pleased that the facility is well used and well appreciated.
- Breakfast Club Report – Mikkie Sawyer reported on the activity and function of the Breakfast Club. Every 1st Saturday of the month, the club provides companionship, a refreshment to residents. While wishing that the breakfast could remain complimentary It was recently determined necessary to request \$3 for each resident attending. With a usual attendance of 75-90 residents, it has been noted that with the \$3 fee, attendance has dropped to an average of 60 attendees. Despite rising costs, the club continues to deliver 12-15 shut in meals for no cost to the recipients. Budget constraints are difficult, with cost of food, centerpieces, clean up crew etc. The 50/50 drawing usually generates around \$75 and over the course of a budget year there are 5 sponsors who donate approx. \$300 each all of which help to defray costs.

Resident Comments/Questions:

- Resident again asked about the timeline for the repair of several potholes on community streets. Management stated repair is dependent on weather conditions and needs for the asphalt and hole area to adequately 'dry out' before temporary patches can be made by Park maintenance. Management is also looking into permanent repair with asphalt companies.
- The conversion to saltwater will be for the pool only and not the spa.
- RV parking lot car wash has a hose for use, but no overhead cover.
- Residents complained of theft of food from kitchen and game supplies from card room and asked if management would consider installing cameras in this locations to deter further incidents of theft.

Next meeting is scheduled for May 7, 2024

Meeting adjourned at 7:10 PM by Garry Larson, President-PEWRA Board

Respectfully submitted,



Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file