

Palomar Estates West Resident Association

Board Meeting Minutes May 5, 2026

Call to order:

May 5, 2026, meeting of the PEWRA (Palomar Estates West Residents Association) board is called to order at 6:30 pm

In attendance: Cathie Byrd, President/ Garry Larson, Vice President / Jo Gehringer, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Jesse Nieto, Director / Rick Towle, Director.

In Absentia:

Review of Minutes: Minutes of April 7, 2026, meeting were provided by the Board. Motion to approve by Susan Friedman and seconded by Jesse Nieto. 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 2026

Checking Account

Beginning Balance	\$	19840.57
Deposits	\$	3054.00
Disbursements	\$	5315.91
Ending Balance	\$	17578.66

Savings Account

Beginning Balance	\$	5028.43
Deposits	\$	0.20
Disbursements	\$	0.00
Ending Balance	\$	5028.63

Breakfast Club Report: March 2026

Beginning Balance	\$	1570.04
Deposits	\$	2800.00
Disbursements	\$	477.27
Ending Balance	\$	3892.77

Social Connection Report: March 2026

Beginning Balance	\$	2226.80
Deposits	\$	2630.00
Disbursements	\$	00.00
Ending Balance	\$	4856.80

Management Reports:

Treasurer's Report:

- April 2026 as reported and posted.

Management Report:

- 17 homes currently on the market, 1 home in escrow. 5 homes changed ownership in the month of April with price ranges of \$320,000 - \$375,000 - \$380,000 - \$540,000.

Maintenance Report:

- Finished the landscaping by laundry area. Management is turning this into a great sitting area to enjoy the amazing views we have here at PEW. 2 benches have been placed in the sitting area.
- Finished the fence around the drying area and ordered a new drying rack that was delivered on 5/5/26 and will be installed this week.
- Palm trees were trimmed around the pool and the rest of the palm trees in community will be trimmed today (5/5/2026)
- Replaced the retaining wall at Space #261.
- Repaired main water line leak at the clubhouse
- Repaired leak at the dog park.

Haven Management Report:

- Financials Report – as of March 31, 2026

OLD BUSINESS:

- Program offerings – Paint recycle event is scheduled for May 23 and another Dumpster event for June 4.
- General Meeting – Jason Shienberg, JD, is scheduled to speak at the June General Board meeting. Mr. Shienberg and will present information on estate planning and participate in a question and answer session.

NEW BUSINESS:

- PEWRA Board positions beginning July 2026. The 3 board positions opening for the next 2 year term have been filled by 3 resident volunteers. The new Board members will be introduced at the June General board meeting and begin their terms as of July 2026
- 26/27 Budget – Clubs and Activities are encouraged to utilize current budget allocations prior to the transition to the budget allocations for the 26/27 fiscal year beginning in July 2026. The new 26/27 fiscal year budget has been finalized, and all new budget requests and carryover budgets of the PEW clubs and activities have been approved by the PEWRA Board.

- Wish List update – The 26/27 wish list was submitted to park management for review and the following items have been approved:
 - Commercial grade Kitchen equipment.
 - Commercial grade trash and recycle bins for pavilion kitchen area.
 - Easy chairs for the lobby (to replace high top table and chairs),
 - Plastic carpet cover mats for the buffet area of the Pavilion

The following requests are continuing under review:

- 12X16 metal storage shed /storage containers.
- Park Street lighting
- Pickleball Court repairs

Resident Comments/Questions:

- A resident submitted a letter to the PEWRA Board expressing concerns related to the topic of PEW land lease expiring in April 2037. Cathie Byrd announced the plan for the new 2026/2027 PEWRA Board will create an action committee to address concerns and obtain clarification and information related to this topic.
- Hilltopper delivery will again be delayed with the May issue expected to be delivered by Friday May 8th.
- Again, this month a resident expressed concern over the elimination of electrical outlets in the RV park for use by RV park subscribers. Several residents suggested installing charging stations in the RV park and/or also charging RV park subscribers a fee for use of electrical outlet for charging purposes. Management agreed to continue discussions to attempt to find a solution to the resident's request for charging capability in the RV lot.

The next meeting is scheduled for June 2, 2026

Meeting adjourned at 6:55 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

Jo Gehringer

Jo Gehringer

PEWRA Secretary

CC: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file