

# Palomar Estates West Resident Association

## Board meeting Minutes – August 2, 2022

### Call to order:

The PEWRA board meeting was called to order by the President, Tricia Spears at 6:30 pm, Tuesday August 2, 2022.

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

**In Absentia:**

**Review of Minutes:** Minutes of previous meeting were previously provided to Board and management team. Motion to approve by Cathie Byrd and seconded by Michael Wilkinson. Vote for approval by board. Minutes to be added to website and posted in card room for resident view.

### Treasurer Report:

#### Checking Account

Beginning Balance	\$ 7825.88
Deposits	\$ 953.00
Disbursements	\$ 3273.41
Ending Balance	\$ 5505.47

#### Savings Account

Beginning Balance	\$ 8027.80
Deposits	\$ 0.06
Disbursements	\$ 0.00
Ending Balance	\$8027.86

*Submitted and placed on file for audit*

### Breakfast Club report:

### Social Connection Report:

Ending Balance	\$4335.81
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### Management Report:

- Park management reported the completion of landscaping around the pool and picnic areas, driveway replacement, 4th pickle court completed, new safe installed in the clubhouse office and a new alarm system installed that isolates the office from the rest of the clubhouse. (Report on file) Income certifications – 100% submitted.

- Currently 6 homes on the market, 5 changed ownership in the last month with a price range of \$235K to \$529K.
- Haven Management provided financial report for twelve months ending June 30, 2022. Of note, a decrease in water expense potentially related to the installation of the shut off valves throughout the park. (Report on file).
- Katie Davis, Haven Mgt., EDCO reports delays in obtaining necessary additional containers for new 'green' program are causing delays in implementing the program. We will be moving to individual trash cans for all. Updated Information will be provided when available.  
Sun blocking shades have been ordered for the clubhouse meeting room and should be installed by Sept.  
Proposed fencing for Viewpoint community garden area is in planning stages by Park management and maintenance staff.  
Street sealing is planned, further information will follow

### **OLD BUSINESS:**

- Paint Book – Dunn Edwards to install on their website which is currently being updated.
- EDCO Green Waste program - As reported by Katie Davis in Management report above.
- Pool lounge chair replacement, cabana and furnishings – suggestion made to contact supplier to see if re-strapping current lounges is possible. Board members will meet with Felipe Diaz to make final choice and order.
- Rules & Regulations – Board member committee finalizing review of the process for residents to raise questions, concerns, issues. Once completed a flyer clarifying the process will be delivered to each resident.
- Newcomers Welcome - Board requesting volunteers from resident population to assist in planning event.
- Driveway Sale – scheduled for Oct. 15. Luann Foster will announce in Hilltopper and place sign-up sheet and instructions in clubhouse.

### **NEW BUSINESS:**

- Social Connection request for Popcorn Machine, purchase price < \$200. Motion to approve by Michael Wilkinson and seconded by Garry Larson. Vote for unanimous approval by board.
- Social connection request for placement of easel in clubhouse lobby to identify upcoming events. Board discussion on best location, if necessary if entrance signage is completed, etc. Topic tabled to allow social connection committee to submit written proposed plan and/or alternative plans for board review prior to September meeting.
- Craft Fair - scheduled for 11-12-2022. Announcement to be in September Hilltopper.

- Website edits – Lynn Thomas to edit ‘about’ section of website to facilitate finding park information. Also add paint book/Dunn Edwards link to website.
- Community Area -Clubhouse navigation map. – create a map concentrated on the general community/clubhouse area, identifying specific areas and individual clubhouse rooms, etc. Also explore adding Dog Park identifier to park map. Vote for unanimous approval by board. Board members Jo Gehringer and Michael Wilkinson will follow up on development and printing.
- Phone Book edits – add Community Area -Clubhouse navigation map (in development) and revised park map with dog to the PEW phone directory.
- PEW ‘At Your Service’ referrals. – develop listing of PEW resident referrals for contractor/service companies. Add verified entities to the community website for access by residents. Board member Garry Larson will follow up on development.
- Google Maps Street Identification – facilitate identification of individual street names in PEW when using Google Maps or GPS apps. Board member Michael Wilkinson will follow up.
- SDG&E Utility Boxes – request to SDG&E to schedule inspection of 33 utility boxes currently located in PEW. SDG&E has provisions to provide paint to park management who would then be able to repaint boxes with significant deterioration. Information on SDG&E program provided to park management for follow up.
- Neighborhood Watch Program – Sheriff’s department has offered a presentation re: developing a PEW Neighborhood watch program. Board will obtain more specific information and determine when to schedule.
- Dog Park seating – request by residents for replacement of broken seating with cost to remain under \$200. Motion to approve by Katie Rodriguez and seconded by Garry Larson. Vote for unanimous approval by board.

### **Resident Comments/Questions:**

- Social committee members were commended by board member for their dedication to events, specifically the July 4<sup>th</sup> party.
- Discussion related to dog park usage, noise complaints and use outside of posted hours. Offer was made by a resident to facilitate a mediation meeting between complainants and dog park utilizers.
- Package deliveries - porch pirates. Encourage using instruction on where to place delivered packages or asking neighbors to possibly pick up packages. Also, suggestions to insert space # following street address (ex. 1930 – 678 W. San Marcos Blvd.) or using 3<sup>rd</sup> line for apartment or building # when filling in address online to facilitate identification of correct space # for deliveries.
- Request for enforcement of ‘no smoking’ in clubhouse and community areas. Clarify that no smoking includes any type of smoking including cigars, vaping, etc. Residents are encouraged, during office hours, to report infractions to park management.

- Jacuzzi area upgrades are ongoing. Haven management has budgeted funds for additional improvements including lighting.
- Resident remarked that following office break-in she has begun utilizing auto pay process and is very pleased with it's ease and efficiency.

Next meeting is scheduled for September 6, 2022

Meeting adjourned at 7:50 PM by Tricia Spears, PEWRA President

Respectfully submitted,

*Jo Gehringer*

Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file