Palomar Estates West Resident Association
Board Meeting Minutes October 6, 2026

Last Update 10/25/26 3:00 pm

Call to order:

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

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell, Director / Dawn Miller, Director.

In Absentia:

Guests: Pam Esquivel (Park Management) ayoral candidates MikeSanella and Sharon Jenkins

Review of Minutes: Minutes of September1 , 2026, meeting were provided by the Board. Motion to approve by Michael Ach and seconded by Sue Friedman. 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: September 2026

Checking Account

Beginning Balance	$ 16,122.06
Deposits	$ 1422.00
Disbursements	$ 88.35
Ending Balance	$ 17,455.71

Savings Account

Beginning Balance	$ 5029.46
Deposits	$ 0.20
Disbursements	$ 0.00
Ending Balance	$ 5029.66

Breakfast Club Report: September 2026

Beginning Balance	$ 3470.87
Deposits	$ 424.00
Disbursements	$ 924.67
Ending Balance	$ 2970.20

Social Connection Report: September 2026

Beginning Balance	$ 3484.03
Deposits	$ 11,940.03
Disbursements	$ 3,300.00
Ending Balance	$ 8640.03

Management Reports:

Treasurer's Report:

- September 2026 as reported and posted

Management Report:

- 11 homes currently on the market, 2 homes closed in September with median selling price of $400,000..

Maintenance Report:

- Poll deck/area work. The team is working on getting costs for supplies together. Once approved the work will be scheduled. The pool will need to be closed at least a week for all repairs. We will give a weeks notice before closure.
- The team continues to work on parking bumper installs and re-striping as needed. The team is working on a schedule to get areas that still need to be done, this should be completed by the end of the year.
- The team will be putting together a schedule to repaint he STOP and Slow words on the streets where needed. This should be completed by the end of the year.
- We are working on a solution for the library door repair, parts are limited we are working on locating them or a plan to replace as needed.

OLD BUSINESS: **Tabled for mayoral candidates Q&A**

NEW BUSINESS: **Tabled for mayoral candidates Q&A**

Resident Comments/Questions:

The next meeting is scheduled for November3, 2026
Meeting adjourned at 6:42 PM by Rick Towle, PEWRA President
Tom Mathews first, Jesse Nieto second

Respectfully submitted,

Tom Mathews

Tom Mathews
PEWRA Secretary

CC: Palomar Estates West Resident Association Board
PEW Management
Haven Management
Official file

Palomar Estates West Resident Association
Board Meeting Minutes October 6, 2026
Pre meeting 2:30

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell, Director / Dawn Miller, Director.
Pam Esquivel (Park Management), Jay Hernandez (Park Maintenance)
Guests:
In Absentia: Malia Campbell, Director, Katie Davis (Haven)

OLD BUSINESS:

- City approved senior overlay for all 55+ in SM
  Senior overlay approved by San Marcos City council
- Solar speed sign readers
  Under review by Haven
- Quiet Motorcycles / E-Bikes - Jesse / rules committee
  Currently in Haven hands

NEW BUSINESS:

- Lot line survey
  No park wide lot line map exists. Any survey would have to be for the entire park
- Pool deck mainrenenace - Rick/Jay
  Jay brought samples and cost estimates for using Trex instead of wood . Board liked the idea and Jay will present to Haven.
  Perhaps a cost sharing arrangement.
- Check for free AED / Monthly /Check/ Training - Dawn
  In process - exploring where to get the AED as none are currently available. Maintenance will be provided.
- Sewer odor near Sierra and Zion- Rick/Jay
  Jay Hernandez says a smoke test will Friday
- Color palette for space #237 approved. All colors are previously approved - just approved the combination..

PEWRA Board Planning Meeting September29
Meeting 2:30 - Card Room

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell / Dawn Miller, Director. Michael Ach, Director

OLD BUSINESS:

- City / Farmers liason-- Michael
  Senior overlay approved by San Marcos City council
- Stop sign at Cascade and Yosemite - Haven
  No to traditional stop sign - Yes to solar stop signs and white reflective paint
- Quiet Motorcycles / E-Bikes - Jesse / rules committee
  Currently in Haven hands

NEW BUSINESS:

- Michael to submit hill topper article
- Pool deck wood spacers - Rick
- Clubhouse HVAC / Plumbing / Electrical
- Check for free AED / Monthly /Check/ Training - Dawn
  In process - exploring where to get the AED as none are currently available.

Maintenance will be provided.

- Repaint some house numbers
  Underway - can be considered complete
- Add solar speed readers - Malia
  Preliminary approval
- Sewer odor near Sierra and Zion- Rcik
  Jay Hernandez says a smoke test will probably be needed,
- Mayoral candidates will be present at the October meeting - Rick