

4 Palomar Estates West Resident Association

Board Meeting Minutes – July 1, 2025

Call to order:

The July 1, 2025, meeting of the PEWRA (Palomar Estates West Residents Association) board, established on January 1st, 1987 is called to order at 6:30 pm. The purpose of today's meeting is to review old business, introduce new business, officially elect the new PEWRA board members and dismiss past board members.

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

In Absentia: 0

Members of the Board, we will now vote for the new officers and directors:

Cathie Byrd- President -	Unanimous approval by all board members.
Garry Larson- Vice President -	Unanimous approval by all board members.
Susan Friedman- Treasurer -	Unanimous approval by all board members.
Jo Gehringer- Secretary -	Unanimous approval by all board members.
Jesse Nieto-Director -	Unanimous approval by all board members.
Rick Towle- Director -	Unanimous approval by all board members.
Michael Ach- Director -	Unanimous approval by all board members.

The PEWRA Board formally dismiss the following former board members,

Simon Spears - Treasurer (replaced by Susan Friedman, Treasurer)
Larry Jones, Director – (replaced by Rick Towle, Director)
Katie Rodriguez, Director – (replaced by Michael Ach, Director)

Review of Minutes: Minutes of the previous meeting were provided to the Board and management team. Motion to approve by Garry Larson 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: June 2025

Checking Account

Beginning Balance	\$	14,815.07
Deposits	\$	983.00
Disbursements	\$	966.88
Ending Balance	\$	14,831.19

Savings Account

Beginning Balance	\$	3031.81
Deposits	\$	0.12
Disbursements	\$	00.00
Ending Balance	\$	3031.93

Breakfast Club Report: May 2025 (June report deferred)

Beginning Balance	\$	2042.39
Deposits	\$	260.00
Disbursements	\$	517.29
Ending Balance	\$	1785.10

Social Connection Report: May 2025 (June report deferred)

Beginning Balance	\$	4267.71
Deposits	\$	2445.00
Disbursements	\$	2672.57
Ending Balance	\$	4040.14

Management Reports:

Treasurer's Report:

- June report as reported and posted.

Management Report: Jessica DuBois reported –

- 16 homes currently on the market, 4 homes in escrow. 2 homes changed ownership in the month of June with a price range of \$350,000 - \$475,000.

Maintenance Report: Jessica DuBois reported -

- Installed gazebo and bench down in the garden in honor of our late friend Herlinda Mahler.
- Large Asphalt patch repair in front of unit #17.
- Updated landscaping to match existing desert design on the north side of our pool area. Irrigation was also upgraded to the area.
- New Home installed at space 3158
- Annual home inspections are halfway done.

Haven Management Report:

- No final report yet on June 2025 financial report.
- Capital projects:
 - Hillside /storm drain repairs are in final phases.
 - Managers residence installation of new windows and doors.
 - \$6K allocation for additional new pool furniture
 - \$240K allocation for street repair
 - \$10K allocation for retaining wall repairs
 - \$18K allocation for RV lot gate installation. (contract is under review)
 - Allocation for Abdominal Crunch equipment for gym.

OLD BUSINESS:

- Hillside Progress – as reported in Haven Mgt. report above.
- Pool Pass Policy – Sign -up opportunities will continue at July Breakfast. Residents who still wish to obtain passes can continue to request them from Rules & Regulations committee members.
- Rules & Regulations Committee - committee to review for clarification on topic of long term car maintenance on homesite and topic of restrictions for maintenance of homesites on Sundays.
- RV Park Gate Status- as reported in Haven Mgt. Report above.

NEW BUSINESS:

- Street Parking – PEW Rules & Regulations state that there is to be no parking on the street. Management advises residents to be aware that obstruction of access for special/emergency vehicles may necessitate removal of vehicles.
- Thank you- to Haven Management for purchasing new tables/chairs/tablecloths and dolly.
- PEW Club Activity report:
 - Merlin Chancellor reported on the yearly activity of **Social Connection**. Since its inception the membership of the committee has grown from approx. 6 to currently 15. Merlin reviewed the events held since Jan 2025 beginning with the New Years Eve event, Cinco De Mayo, Santanna Ways concert and this week's scheduled 4th of July party. Scheduled for the remainder of the year are Blue Suede Concert, Island Escape (Aug), Halloween (Oct.), Chili Cookoff (Nov), Holiday Party (Dec) and again the New Year Eve's celebration. Additionally, the Social Connection hosts movie nights and social hours on the 3rd Friday of each month. Attendance at larger events has been sizeable, ranging so far this year from approx. 100 to almost 190. The complete calendar of events has been published in the Hilltopper and can be found on the resident website.

Resident Comments/Questions:

- Several burglaries have been reported in PEW and are also occurring in our sister parks, PEE and Rancho Vallecitos. Management has spoken with the Sheriff's department and has initiated increased patrol by the park's security company and the park's security staff. Management encourages residents to be sure to keep their property secure, locking your doors, windows, cars and storage sheds.
- Residents requested that Viewpoint (upper portion) be blocked off to traffic on the 4th of July to discourage nonresidents from parking in the area.
- Residents expressed concern about strangers (nonresidents/non guests of residents) using the pool/spa facilities. Property has been lost, and behavior issues have been observed. Management is aware of the issue and has addressed them when possible. Residents are reminded to have guests use the pool passes if not accompanied by the resident.

The next meeting is scheduled for August 5, 2025

Meeting adjourned at 7:00 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

A handwritten signature in cursive script that reads "Jo Gehringer".

Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file