

Monthly Board Meeting,

February 4, 2020

Call to Order – 6:30 pm

Board Minutes were approved for December, 2019

Present members- Marcia Brown – Cindy Palermo - Mikkie Sawyer

Lenetta Gee - Lynn Chialtas

Treasurer’s Report – Cindy Palermo

Checking Account:	Beginning Balance	\$ 5,684.10
	Deposits:	\$ 711.00
	Disbursements:	\$ 1,048.03
	Ending Balance	\$ 5,347.07
Savings Account:	Beginning Balance	\$ 8,026.00
	Ending Balance	\$ 8,026.06

Claudine Lindsey, Secretary for the Social Connection, gave a presentation of their finances to date.

Peggy Cremring, Treasurer for the Breakfast Committee, gave a presentation of their finances to date.

Management Report: John Davis & Debbie Bartlett

John Davis distributed to Board Members, the PEW Financial Report and gave a brief explanation of decreases and or increases.

* Noted that the installation water isolation valves should be completed sometime in March.

Significant Maintenance

- 2 BBQ’s were replaced
- Water leak throughout Park that lasted 23 hours
- Meetings with Meterman scheduled throughout February and the 1st week of March

- San Marcos power outage blew out the pool pump
- Automatic Door off of the Library in the Clubhouse
- Continued replacement of mailboxes
- Recarpeting the Putting Green, which is needed to be done again.
- New driveway at a Space which involved sewer lines and a drain
- Water valve repaired in the RV lot
- Additional non-slip stickers placed around the Jacuzzi.
- Trimmed several trees
- Clubhouse was decorated for the holidays and taken down in January
- Retaining wall was replaced behind a Space
- Valve enclosure was replaced behind a Space
- Wall was repaired by driveway going to the Gazebo, along with posts and chain added to keep traffic out.
- Street work, on-going – scheduled near April

Sold and For Sale Closings

Homes on the Market	12	
In Escrow	3	
Closed	4	
High Sale:		\$279,000.00
Low Sale:		\$149,000.00

Old Business:

2/5/2020

Concerns continue with Landscaping Company – Mgt. is not pleased either and is giving them till the end of March to improve their maintenance throughout the Park, while in the meantime Mgt. has begun its search for a new company.

Water Shutoff Isolation Valves- Work expected to be complete in March.

Grandparent's Closet is moving along, just waiting for shelves to be constructed, along with Cindy hoping that volunteers come forward for assisting her in maintaining it on a regular basis.

Landscaping- Addressed by John Davis in Management Report.

Putting Green Recarpet- Addressed by Debbie Bartlett in Management Report.

New Business:

The Board distributed PEWRA Dues "envelopes" in resident mailboxes last week and the response so far has been great. 139 dues envelopes have been received in less than a week.

Board positions will be opening near future, and there will be an election to fill those positions. Anyone interested in volunteering to serve on the Board should connect with a Board member for guidance. Trish Coy has volunteered to be the Election Chairperson.

Residents Discussion:

Residents questioned the late activity (7pm) by SDG&E in close proximity of their homes. John Davis will check into that, but stated that they are on the legal Easement of our property and that their work has to be done, after rush hour traffic.

Resident, Jeanine Rowe asked the Board if there was a procedure to starting a "Book Club". She was told yes and that President would meet with her and explain the steps, and Cindy Palermo, Board Treasurer complimented her – what a great idea.

A very high number of Residents voiced their concern regarding the discovery that there are some residents who are renting a portion of their home to outsiders. Both John and Debbie voiced that this is totally legal and they do not get involved in this unless the Renters are under 35 and or do not abide by Park Rules.

Meeting Adjourned

2/5/2020