La Cresta POA 60 Second Wrap-Up

Meeting Date: Aug 6, 2026
Next Meeting Date/Time/Location: Sept 3, 2026 6pm at The Corporate Room, Wildomar
Directors Present: Roy Paulson (president), David Boyd (vice president), Paul Gaarenstroom (treasurer and secretary), Tsun-I Wang (director at large), Michael Ghafouri (director at large).
Main Discussion Points/ Topics:
1. **Announcements**: No Recording allowed.
2. Open forum speakers: Speaker MDM Auger pointed out her board correspondence/ stated there is a conflict of interest with Claudia as chair of the communications committee because of her husband's candidacy. Wants that position reassigned to avoid suggestion of impropriety. Addressed her IDR/ADR meeting and noted Anne had not attended. Speaker Zun W stated he has been to several meetings and thanked the Board and Elisa for their hours committed to LCPOA. Discussed death/tax certainties but stated dues increase/ inflation can be mitigated. He wants informed decision and financial documents. Speaker Michael G asked the board why they did not discuss dues increase with him so he could review the financials. He believes leadership is encouraging lawsuits therefore Roy should pay more attention to those on the board. Speaker Wang – (speaking as a member) stated he is against dues increase. Stated he believes contracts lack multiple bids, there is $2mil in account with 70% funding and some surplus, so why is a dues increase needed. Dir Boyd asked Dirs Ghafouri and Wang why they did not reach out to him or other Directors via call, text, email for dues clarification so they could be brought up to speed with any questions. Dir Wang suggested all the money being spent on our failing culverts could be avoided if we 'just cleaned them out'.
3. Committee Report Highlights:

- ARC – Lance R reported on 3 NOC's, 2 approvals and one metal building denial (not allowed). Announced Bob Brumleu's retirement after many years of service and announced Craig Thrall's app to join. Dir Wang wants AC to verify size of house on Centro. **Vote taken**
- Beautification – No report
- Communications – Claudia L reported committee worked on making all documents available to members, working on making fire safety section more robust (and adding a way to report overgrown weeds on vacant lots soon). Announced the two Candidate Statements received with photos were uploaded to LCPOA.com (Elisa stated four candidates did not submit Candidate statements for membership review). Claudia then responded to the remarks made about her by MDM by underscoring this is an apolitical website, the committee is ethical/transparent and she did not appreciate the accusation. **Vote taken**
- Election Security – Steve C reported no meeting, but the request from Robert F to step down has been tabled. In addition, there is a nomination for Kathy W (Microsoft exec /software engineer) to be added due to her interest in electronic voting.
- Finance – Jim K reported on June Financials. Bad debt was reduced by $20,638.16. Legal fees are on budget. Surplus of $108,853 (= increase of $42,313 d/t change in allowance of bad debt and less monthly expenditures than planned). Other Assets ($52,000), Operations ($769,375) and Reserves ($2,084,268) which are now funded at 72.2%, Less Liabilities ($316,290) Totaling: $2,589,924. Dir Wang asked about a check to Dir Boyd for $91.30 (committee supplies ie: notebooks, etc) and a check for $42.00 on the debit card. Elisa noted the check images/info was all included in the board packets sent out 7 days in advance of this meeting for Director review. If Dir Wang has questions in the future, he can email Elisa and she will answer any questions and prepare him in advance of the meeting. Dir Paulson stated all Directors receive the identical packets with the same details at least a week in advance to assure they have all questions answered. Dir Ghafouri stated this was the first time he had seen the Notice of Consideration of Dues Increase letter circulated at the meeting. Dir Wang stated he does not want to have to fish for answers to his questions. **Vote taken**

- Gov Documents – Dir Boyd reported no meetings b/c CCR draft is with Legal. Committee will meet with Anne this month.
- Fire Safety – Dir Boyd discussed Heli-Pod locations (Avocado/Tenaja =>Aug 13th) and (Via Barranco/Via Vaquero in DeLuz =>Aug 21nd). Hoping to eventually get one in LCPOA, but pleased to have these being installed. Handout given with fire safety information (see LCPOA.com) Reviewed stats on the Volcano Fire. Biggest issues were paucity of alert notifications (only 41% received alerts) and closure to traffic on CK. His committee met this week with State Senator and Battalion Chief plus others to discuss fire precautions. Exits off Lobo and Companero are potentially dangerous and not recommended. Working on a map for our Plateau. Download the apps on the fire handout on LCPOA.com **Vote taken**
- Litigation – Dir Boyd reported an update on Gene P's lawsuit. July 7 settlement hearing was unsuccessful. Insurance companies know how expensive it is to go to court thus they are willing to spend up to a finite amount to settle and avoid expense of trial. Offer not accepted. Trial Date Oct 9th. In response to those who are posting on NextDoor, "*You're gonna loose big and bankrupt us*" Dir Boyd stated the Gene P trial is only costing LCPOA $5,000. Dir Boyd then discussed the unredacted check posted on NextDoor by one of our members for $1,028.34. It was reimbursement for an appreciation dinner for the Road Committee. The check image obtained by one of our members (he posted and circulated the image through Riverside via NextDoor) which included the Routing and Account numbers and a copy of the signature on a POA check; was a set up for fraud. The apparent reason for posting it was to publicly shame the Board Majority. Appreciation dinners are allowable per DS Act. He then pointed out how much money our Road Committee saves us annually ("Many many many tens of thousands of dollars"), so making a big deal about that dinner was unnecessary he concluded. It required Powerstone to scrub the account, cancel checks plus Powerstone wanted LCPOA legal involved. This $1,028.34 check fiasco cost our Association $1,248 ($450 for management and $798 for legal). Dir Boyd then went on to discuss how much money we have spent outside of our budgeted items. These expenses are for costs incurred including insurance hikes, unbudgeted legal costs and management overtime and all are outside of the annual budget. To date we have spent $292,269.70 over the past several years. July expenses are: $326 (legal), $3,154 (Lawsuit threats), $4,000 (management); Total July = $7,154. He then highlighted that we have spent $19,361 since last election for the following: $13,838 (IDR/ADR – two folks requested this and one called in sick just prior to the start of the meeting while the other was a no show/no call. Meanwhile, 3 Directors, Elisa and an attorney waited on zoom for the member who had not called to cancel but never joined the call. The IDR/ADR was called for by those two members for alleged voter fraud/suppression in the 2025 election. Other fees included $4,274 (past year Elisa OT) and $1,248 (the unredacted check 'undo'). There continues to be ongoing requests for unprecedented numbers of documents by a few members. Some of these documents precede our relationship with Powerstone (Avalon era) and require OT for Elisa to locate them. Dir Wang argued a board vote was required to write the dinner appreciation check. It was pointed out that other checks written for in similar amounts do not require a board vote. Dir Ghafouri then asked why the money spent by the Gov Doc committee was not voted on, but Dir Paulson stated it was already budgeted for. Dir Gaarenstroom reminded Dir Ghafouri that last year the board voted to increase their legal budget by 45% which covered the Gov Doc fees ($15,000). Dir Ghafouri stated when he was the liaison to Steve B's Gov Doc committee, the Board would not give the committee any money for legal and further, Dir Boyd's committee has not shared the updated draft with the Board. Dir Paulson stated that Steve's committee never produced a single document in almost three years.
- Neighborhood – Kajsa B wanted to thank the Meidero family for hosting the Corner Carnival. The Trunk or Treat event is in the planning stages and will again be held on the Weatherly's empty lot. Volunteers are needed (moving hay and fences, bistro lights, decorations, grilling 300 hotdogs). There will be a chili cookoff with a prize and a Haunted Forest/trail. Stephanie L is bringing in decorations.
- Nominating Committee – Barbara M stated no report, but there was a meeting with minutes submitted. **Vote taken**
- Road – Jeff W reported on 4 topics. 1) Comments from Ben's Asphalt on the 2026 road improvement project were sent to legal due to a disagreement. Contract will stand as written but if Ben backs out, 2nd lowest bidder will be used. 2) Tory Walker is working on the RFP for culvert repairs. RFP should be available by mid August. 3) Storm Water RFP is prepared and expected to be sent to six contractors (some are new to LCPOA). 4) Don Nock tree trimming proposal that splits the trimming work between two fiscal years was approved. Dir Gaarenstroom asked

Jeff W how many road improvement projects have been performed with only one bid since he has been on Road Committee. Jeff replied zero. Jeff noted that there was one shoulder grading project that was sole sourced, which Dir Ghafouri pointed out and believes was over-priced. Jeff replied that the work was needed to mitigate weeds on ALC and minimize fire risk. Dir Gaarenstroom also reminded everyone of the $465k Road Project yet to be completed this year which has not been paid for (to be considered when looking at our accounts and budget). Jeff W reminded us that we have <u>known</u> expense of between $4.1 and $4.8 million looming for roads/failing culverts maintenance/repairs over the next five years. Dir Wang stated we do not have a road budget. Jeff W tried to explain to Dir Wang again how this works and explained these repairs are not seen in the Operations Budget because they come from <u>reserves</u> as opposed to road pothole repairs, sign repairs, and the like, which are line items in the operating budget. Discussion ensued between Dir Gaarenstroom and Dir Wang. Wang proposed 'We should cut projects' and Gaarenstroom replied, 'So we should not repair roads'? Dir Gaarenstroom also commented on the new candidate websites which all post the identical question about reserve expenditures over the past two years. He clarified that the website statements were false, and that every reserve expenditure had been discussed and approved in Open Session. He stated those who represent those websites should start attending our meetings to understand this. **Vote taken**

- <u>Trails</u> – No Report.

4. **<u>Consent Calendar</u>:**

- July 2, 2026 Open Session minutes reviewed. **Vote taken**
- June 2026 Financials reviewed. **Vote taken**

5. **<u>Old Business</u>:**

- Code of Conduct – Dirs Ghafouri and Wang will not sign it. Dir Ghafouri called it harassment and Dir Wang stated he sought legal counsel. Dir Paulson stated he has to update the insurance company of the missing COC's. Dir Wang yelled "NO! NO! NO!" when asked if he would sign it.

6. <u>New Business:</u>

- Everthrive's 2027 landscape and trails proposal with a 3 ½% increase (from $30k's to $32k's). This is already factored into the budget. Dir Wang wanted to know why there are no other bids and what the scope of the landscaping contract is for. He stated he has 'a whole bunch of vendors', but when asked by Dir Gaarenstroom, Dir Wang said they were not available for LCPOA. Dir Ghafouri promised to provide some vendors to Dir Gaarenstroom. Dir Gaarenstroom stated it is challenging to find licensed/insured contractors to bid on this project but he would like to find a replacement. Contract will be month by month as of January allowing us to cancel if a better vendor is found. **Vote taken**
- Dues Increase Proposal – Dir Boyd stated the very last thing he or anyone on the Board wants to do is increase our dues. But the Board was voted in to manage the Association's finances. The dues increase for a 5 acre property is $175/year or just under $15/month (equivalent to two Venti's / month LOL). Dues have not been raised in 20 years. This board has NO special projects planned. Dir Ghafouri stated he understands costs have gone up, but we do not need extra money to meet our obligations and believes this is all so mismanaged. Dir Gaarenstroom reminded all that Dir Ghafouri wanted to give back $1million to the members from our Reserve account PLUS not collect dues for a year. He then asked Dir. Ghafouri if he heard Jeff W's report that we have $4.8million in expenses to factor in over five years for failing culverts and our annual big road projects so our roads continue to be maintained in the condition they are in currently. Dir Gaarenstroom further added that Dir Wang wants to patch potholes instead of caring for the roads properly and Dir Ghafouri wants to return dues while Jeff W (chair of the Roads Committee has given us a five-year road/culvert plan with a $4.8 million dollar pricetag. He stated no one WANTS to raise dues but it is the Board's job to maintain the roads and culverts and to have the money to do so. Dir Ghafouri asked where is the budget for this and Dir Gaarenstroom directed him to the correct pages in the Board packet, then reminded Dir Ghafouri that Gaarenstroom had sent out a five page document with all the supporting documents/reports explaining why a dues increase is imminent if we are to keep the roads safe and maintained as they are. He did this with the expectation that ALL Directors would come to this meeting prepared with all their questions answered in advance. He finished up by saying that if Jeff W says we need $4.8 million dollars, then he is here to be certain that happens. **Vote taken**
- Audit/Tax Prep – Dir Ghafouri wants a forensic audit and cannot vote yes if not forensic. Dir Paulson stated those are very costly and LCPOA is hiring a private company for the audit not related to LCPOA. **Vote taken**

- Meet and Greets – at The Corporate Room on August 20 and Sept 8. All 6 candidates have been notified. **Vote taken**
- ARC – Motion to approve Lance Richmond as Chair of AC, while accepting Bob B's resignation. Dir Ghafouri brought up a gate that was not the correct distance from the street; Lance stated not approved and needs to be reported. **Vote taken**
- ARC – Motion to accept Craig T. as a committee member (landscape architect). **Vote taken**
- Election Security – Motion to accept Kathy W. as a committee member. **Vote taken**
- Nominating Committee – Motion to accept Charmain S as a committee member. **Vote taken**
- Stay Green Roadside Tree Trimming Proposal for $11,246. **Vote taken**
- Everthrive Roadside Weed Abatement Proposal ($28,106) – urgent need to clear shoulders during fire season. **Vote taken**
- Last few items tabled due to time constraints.

7. **Open Forum** – None – out of time.

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	**Roy P**	**David B**	**Paul G**	**Tsun-I W**	**Michael G**
Approve Architectural Committee Minutes	Yes	Yes	Yes	Yes	**Abstain**
Approve Communications Com Minutes	Yes	Yes	Yes	Yes	Yes
Approve Finance Committee Minutes	Yes	Yes	Yes	No	Yes
Approve Nominating Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve July 2, 2026 OS Minutes	Yes	Yes	Yes	Yes	Yes
Approve June 2026 Financials	Yes	Yes	Yes	**Abstain**	Yes
Approve Everthrive 2027 Trails Contract	Yes	Yes	Yes	No	No
Approve 20% Dues Increase	Yes	Yes	Yes	No	No
Approve Audit & Tax Prep	Yes	Yes	Yes	No	No
Approve 2 Meet/Greets @ Corp Room	Yes	Yes	Yes	Yes	Yes
Approve Lance Richmond as Chair ARC	Yes	Yes	Yes	No	No
Approve Craig Thralls on ARC	Yes	Yes	Yes	Yes	Yes
Approve Kathy W to Election Sec Com	Yes	Yes	Yes	Yes	Yes
Approve Charmain Sauro to Nominating Com	Yes	Yes	Yes	Yes	Yes
Approve Stay Green Roadside Tree Trim	Yes	Yes	Yes	No	Yes
Approve Weed Abatement - Shoulders	Yes	Yes	Yes	No	No