La Cresta POA 60 Second Wrap-Up

Meeting Date: May 7, 2026
Next Meeting Date/Time/Location: June 4, 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. Reminder a board vote ie: 3 to 2 equates to a board decision. Both the nay and the yeah votes are incorporated in the decision.

2. Open forum speakers: Speaker Lance R expressed how he fell in love with La Cresta the first time he drove in. However, today he drives up and sees a house that still has xmas lights on its fence in May and a red sign that says Rose Palace Circle (not approved by AC). As these things are ignored, he predicts more will surface such as the city street "Salud" sign on Lobo. Elsewhere he cites a 'solar farm' also not approved by the AC. He wants to know when the board will enforce these things. Speaker Steve B read a lot of material; here are some highlights. He referenced the Feb open forum where Rick DeA was served by Director Ghafouri. Rick stated LCPOA is required to cover his legal fees. Steve B cited bylaws (3:14) stating coverage is permissive; not mandatory. He demanded a long list of records that he wants the board to provide/ he wants all included in the minutes and 60 sec wrap up. Speaker MDM Lorene A referenced open session March 5 and the attorney letter read by Director Boyd. She stated this letter was prepared by the attorney to appraise all members of the Gene P lawsuit status. She affirmed the reading of this letter was not included in 1) 60-sec wrap up 2) LCPOA Minutes 3) Litigation committee report. Speaker Susan H stated the recent brush collection (Tenaja and LCPOA) was a great success with 5250 CF of brush collected. Thanks to all the volunteers. She also mentioned a State Farm letter that lists things owners can do which might reduce their insurance costs. Last, the reflective white/green street number signs are available. Speaker Barbara B read part of a formal grievance that she wants added to the records. She referred to the March 5th session when Director Boyd read the attorney letter referenced above. She wants a copy of it. She also disagrees with the Litigation Committee report sent out on March 17 stating the court has definitively ruled in favor of the POA. Barbara countered that just because the Court determined his case did not state a legally valid cause of action under Calif law, that did not equate with the content of the Litigation Committee's letter. Further, the Court granted Gene P another 20 days to amend his complaint. She went on to accuse Director Boyd of having a conflict of interest regarding the assault charge in Gene P's case.

3. Committee Report Highlights:

- ARC – Lance R reported on approvals and denials including driveways, conditional approvals, extensions, barn, shed, grading, ground solar. Director Wang asked if pre-fab'ed barns are allowed (none approved) and if the Arboles barn near his house with a metal roof was approved (yes, it has a metal seam roof which is allowed). **Vote taken**
- Beautification – No report
- Election Security –No report.
- Finance – Jim K received a limited March financial report from Powerstone this month. Legal fees are starting to average out on budget. The allowance for bad debt increased from $305,625 (includes late fees/interest, etc) to $359,387 (up $53,762). A bankruptcy led to increased bad debt. There was a budget surplus in Feb of $11,399 but a deficit of $21,378 in March (primarily because of bad debt expense, but also due to late invoice submittals by vendors). After all paid, based on 2025 Reserve Study, we will be 61-62% funded. Director Wang asked about procedure for removing funds from Reserves and member notification. Operating budget; we are halfway through annual calendar. Surplus ~ $300k. Currently $894,793 in account. Need two months for emergencies. Funds moved into Operating Acct last October (cushion). **Vote taken**

- Gov Documents – Director Boyd reported they met 4x in April. Preparing document for attorney to review. Director Wang asked for more updates from committee including a draft so board can begin reviewing. Procedure: Complete draft, send to attorney, meet with attorney, send draft to board for review, town hall for members to discuss. Director Ghafouri wants the draft to go from committee to board then attorney. **Vote taken**
- Fire Safety – Director Boyd discussed Heli-hydrants (permanent) vs Heli-pods with Chuck Washington's office. Also working with brush clearance. Last month worked on shelter in place documents (contract and insurance). Two of 3 properties will need weed abatement. **Vote taken**
- Litigation – Director Boyd reported that the association's approximately $271,000 increase in operating costs, including management, insurance, and legal expenses, has coincided with ongoing disruptive conduct by a small minority of members, which the Board majority believes has contributed to vendor turnover, the resignation of two election inspectors and two Management companies causing reputational harm to the association. This month, our expenses increased by $6952. Of that, $4,000 is the additional monthly cost we have incurred for our newest Management company, a baseline cost above what we were paying for Avalon's services. The rest is for the legal fees incurred from the lawsuit(s). Gov Doc Committee: There have been no additional fees emanating from the Gov Doc committee (still at $15,465). There has been a large number of document requests from select members (requiring Elisa's time and expense to research and forward). Document Requests: Last month there were 35 documents requested. New requests: (a) 79 documents requested from one member asking for information on all committee members and chairs, etc. (b) 7 documents requested including all charters for committees and (c) 12 documents requested to include phone records, etc. Management Over-Time: 10 hours in April and 10 hours in May (total $3,000) not included in the $271,433.70 above. Vendor Document Requests: These are being requested from three of our vendors (creating a concern by some that we are going to alienate our vendors). We have already lost 2 management companies and 2 Inspector of Elections. Director Ghafouri stated it is unfair to members who want documents that are not available to them to be pushed to take legal action to obtain them.
- Neighborhood – No Report
- Road – Jeff W reported on the 2026 Road Project. Ten companies were approached and 2 declined to produce bids. Bids should be ready for the June 4th Open Session meeting. Legal counsel suggested hiring an outside engineer to oversee our annual road projects. Jeff pointed out that our committee is unique as it includes Steve Marvin, a national expert in pavement management, Jim Kramer, a retired OC Transportation Authority engineer (his specialty was large scale road construction projects), Bill Lund, a civil engineer (government and private) who was involved with big infrastructure project development. The committee is very comfortable with the work it does having this caliber of experts, coupled with testing and inspection services provided by American Geotech plus the work scope outlined in the Bucknam report and finally the contractors selected for our road projects. Attorney suggested an engineer to design the annual road project's RFP, interact with vendors, analyze proposals and assist the Board and Road Committee through the selection process. Of note, one of the two vendors above who declined our project did so because we lack an outside professional engineer. Jeff will report the cost for an additional consultant and mitigation insurance options. Culverts: Road Committee and Downstream working on culvert priorities. Getting a bid from ASAP for the 9 occluded culverts still needing inspection, then Downstream can complete the inspection/report. Culverts will be a significant and long-term expense. Storm Water Runoff Mitigation – They identified 6 areas where storm water pools. Working with ASAP on repair estimates. Likely expense of >$10,000 (Board and Road Committee will need to approve). Lighted X-Walk at Centro/ALC: Working on this. Should be fixed soon. Replacement part procurement was a problem. Arboles Road Inspection: Committee working on those areas within LCPOA boundaries. **Vote taken**

  Trails – Andrew A reported they are working on a welcoming letter and request-for-easement letter. Sent to attorney. Working on bids for a number of vendors to maintain our trails with better pricing. **Vote taken**
- Communications Committee – Claudia reported they worked on ways to improve Powerstone's website. Also working on website development for a site independent of any management company. Investigating different platforms. **Vote taken**

4. Consent Calendar:

- April 4, 2026 Open Session minutes reviewed. **Vote taken**

- March 2026 Financials reviewed. Director Wang asked about a $1,000 check. It was for the annual dinner (in budget) for the Road Committee volunteers who donate uncountable hours tirelessly to our community. **Vote taken**
- Ratify Lien Approvals - Liens reviewed in exec session. **Vote taken**

5. **Old Business:**

- Code of Conduct – Directors Ghafouri and Wang still refuse to sign it.

6. New Business:

- 2025 Reserve Study Draft Report – Jim Kramer did a fantastic job with this project. The draft will become final if the board votes to approve. **Vote taken**
- Communication Committee budget ($400) to develop new website. There will be an additional fee approx. $25-50/month for web hosting. It will be comprehensive and supply members with all allowed documents, committee information, etc. Director Ghafouri expressed concern over website bias. **Vote taken**

7. **Open Forum** – Speaker Kris DeA spoke regarding the email sent only to certain members. It was supporting transparency, but it was anonymous and not sent to everyone. She stated its full of mis-information including the inflated price of the lighted X-walk (she claims $80k not $150k). Asked for conversations; not arguing. Speaker Rick DeA referred to the same email as a propaganda rag full of lies. He can refute all claims. He thanked Roy for taking the committee members out to dinner citing this committee (Roads) is full of experts who volunteer their professional time for all of us. Speaker Barbara B submitted a lengthy grievance letter to the board. Insists this become part of the official record. She demanded Directors Paulson and Boyd step down immediately. She demanded that Jill B, Vince T, Cathy S, Kim N, Rick DeA, Kris DeA be removed from all committees due to unnamed conflicts of interest. She wants collection of ~$13k for legal advice on charges that were never served. She wants the Litigation committee disbanded and replaced with retired judges and attorneys (cost for this was not mentioned).

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	Yes
Approve Finance Committee Minutes	Yes	Yes	Yes	**Abstain**	Yes
Approve Gov Docs Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Fire Safety Minutes	Yes	Yes	Yes	Yes	Yes
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Minutes	Yes	Yes	Yes	Yes	Yes
Approve Communications Committee Min	Yes	Yes	Yes	Yes	Yes
Approve April 4, 2026 OS Minutes	Yes	Yes	Yes	No	No
Approve March 2026 Financials	Yes	Yes	Yes	No	Yes
Ratify Lien Approvals	Yes	Yes	Yes	Yes	Yes
Approve 2025 Reserve Study Draft Report	Yes	Yes	Yes	No	No
Approve Communications Com Budget	Yes	Yes	Yes	Yes	No