



La Cresta POA 60 Second Wrap-Up

Meeting Date: June 5, 2025

Next Meeting Date/Time/Location: July 3, 2025 6pm Wildomar City Hall

Directors Present: Roy Paulson (president), Rick DeAndero (vice president), Paul Gaarenstroom (treasurer and secretary), Michael Ghafouri and Tsun-I Wang (directors at large)

Main Discussion Points/ Topics:

2. Announcement: Electronic voting may be used in upcoming events, but not in the 2025 BOD election.

3. Open session speakers:

Asked for litigation costs to be posted on the LCPOA website to support no insurance expense expected for POA other than deductible. Asked for declaration to support above. Chuck Washington's office has funding for wildfire mitigation which includes tanks, possible improved evacuation and underground lines. ADU discussion with disagreements amongst participants on what constitutes an ADU. Point made by one director that there has never been a board vote on the ADU. Concerns over effect on property value vs lawsuits if state laws not followed. Discussion on whether mobile homes can be permanent. Discussion about document requirements when changing rules and regulations. A thanks to all who participated in the brush clearance – it was huge! Discussion by Director Wang that he believes he is cut out of board representation and has attorney and management restrictions placed on him and Director Ghafouri.

4. Committee Report Highlights:

- **ARC** – Rick DeAndero gave brief report on approvals and denials. AC committee member spoke via zoom. Clarified the AC liaison has no influence on AC committee's decisions. Defined an independent 3-member approach then a group vote on projects. Agreed ADUs won't improve property values and confirmed AC initially voted no on the ADU, but later conceded to allow that structure because of likelihood of opposing that structure would likely incur a legal battle based on state law. Reminded board that AC opinion is not binding, and board can overrule a decision.

Vote taken to accept minutes

- **Beautification** – Pam Hubbard April report: roses are thriving and stated very few had died. Felt death was related to weed spraying (as opposed to past report stating lack of water), but conceded last summer was uncharacteristically hot. Committee supports continuing rose care and is in support of these plants. Request for refund from vendor if the roses were killed because of lack of water will be looked into. The "Looking Good Award" goes to the Johnson family on ALC. Their beautiful property is fully weed abated and maintained. Xmas decorations – best price is in July. Will likely use new decorations for main roads. Need to keep all weeds abated; a car backfire can set the weeds on fire which spreads quickly. **Vote taken to accept minutes**
- **Election Security** – Steve Cooper announced the POA is not ready to take on electronic voting for the 2025 election. An educational program to update members on process will be prepared. **Vote taken to approve minutes**
- **Finance** – Jim Kramer reported on two past meetings. POA is 'on track'. No bills have been received for road/culvert repairs yet thus we are 79% funded. Projection is <60% funded after all is paid for. \$10,000 credit card in Director Gaarenstroom's (Treasurer) name is part of the operating budget. Discussion on CD rates (currently 3.75% was best offered for required time frame). **Vote taken to approve minutes**
- **Governing Documents** – on hold
- **Neighborhood** – in Kajsas's absence, Director Paulson reported there will be another Town Hall in July at the Johnson's ranch (date July 15th @ 6pm). Two attorneys will present on the topics of ADUs in our POA and Cul-de-sacs. A questions and answer format will be used to clarify and resolve the numerous debates and questions homeowners have.
- **Road** – Jeff Wax stated 2025 project bids were sent to 11 qualified vendors yet only 3 bids returned by due date of June 2. Unclear why others didn't bid- being looked into. Bids to be reviewed at next meeting. Culvert repair underway – reviewed and moving forward. Pavement plan – 5 vendors contacted. June 9 bids due, June 16 road committee to review and submit to board for July meeting. Recent road projects have generated 150 emails to Jeff.

Jim Kramer has reviewed and responded to each one. A huge thanks to Jim for his diligence! **Vote taken to accept minutes**

- Trails – Barbara B met w/ Everthrive and concluded they are not able to take on all trails repairs. – she is still planning to get other vendor bids for the advanced projects. Unable to insure volunteers for trail projects. Riders and hikers are to decide when it's safe to begin using trails after the rains. **Vote taken to accept minutes**
- Committee Formation – Heli Hydrant committee proposal. Need volunteers ideally with experience in county, grants, etc. Submit volunteer forms to Elisa. **Vote taken to approve.**

5. Consent Calendar:

- Motion to approve April 3, 2025 Open Session Minutes **Vote taken to approve**
- Motion to approve unsigned minutes Sept 2024. **Vote taken to approve**
- Director Paulson proposed to ratify what had already been approved in July 2024 minutes under former president, Carla Marvin. This would allow legal to draft proposed changes to the current CCRs and bylaws which would then become the baseline that the new Governing Doc committee works from. Discussion on which attorney to use. **Vote taken to ratify approval**
- Financial Reports March/April - **Vote taken to approve**

6. New Business:

- LCPOA Election Rules & Procedures – 28-day review process. Received one complaint. **Vote taken to approve**
- Governing Documents Committee Formation – 8 volunteer forms received. Board vote to approve David Boyd as chair (prior experience as Bear Creek President and liaison to their governing documents committee). Board to allow David to select committee members/he ratified those on the agenda list, but vetoed two others not on the list. He requested that the committee be allowed to begin meeting this month. David will provide a timeline to board. He has proposed to begin with reviewing the documents followed by community outreach and has required a signed NDA from each member on his committee. **Vote taken to approve David Boyd as chair. Vote taken to approve six members on agenda as members/chair.**
- Spring Fling Expense approval – Kudos to Kajsa for organizing this event. **Vote taken to approve**
- Roadside Weed Abatement – Everthrive to do spot manual weeding while board studies a full proposal. Suggested \$10k for this project. Discussion about how to verify we get our money's worth. Agreed that photos of completed project be shared with board. **Vote taken to approve**
- Replacement of entire AC committee and Liaison – proposed by Director Ghafouri who noted the AC puts POA at risk and is disappointed that AC functions independently from board which he believes shields board from knowledge of projects. Director Gaarenstroom pointed out that all AC members vetoed the ADU project but they conceded after legal involvement. He next asked all board members who were in favor of the ADU project to raise their hands. None did, and it was very clear that none of the five directors were in support of an ADU or mobile home. Director Paulson stated the AC and its liaison have done an excellent job. **Vote taken to disband AC/Liaison**
- Beautification Committee Volunteer Addition – Pam approved. **Vote taken to approve new member**
- Trails Committee Volunteer Addition – Barbara stated the volunteer has not been available for her meetings and declined allowing him to join. **Vote taken to approve new member**

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	Rick D	Paul G	Michael G	Tsun-I W
Approve Architect Committee minutes	Yes	Yes	Yes	No	No
Approve Beautification Minutes	Yes	Yes	Yes	No	No
Approve Election Security Minutes	Yes	Yes	Yes	No	No
Approve Finance Minutes	Yes	Yes	Yes	No	Abstain
Approve Road Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Minutes	Yes	Yes	Yes	Yes	Yes
Approve April 2025 Open Session Minutes	Yes	Yes	Yes	Yes	Yes

Approve Heli-Hydrant Committee formation	Yes	Yes	Yes	No	No
Approve Unsigned July '24 Mtg Minutes	Yes	Yes	Yes	Abstain	Abstain
Approve Mar/April '25 Financial Report	Yes	Yes	Yes	No	No
Ratify Legal to draft CCR/Bylaws changes	Yes	Yes	Yes	No	No
Approve Election Rules and Procedures	Yes	Yes	Yes	No	No
Approve David Boyd, Chair Gov Documents	Yes	Yes	Yes	No	No
Approve the names on Agenda as members of Gov Doc Committee	Yes	Yes	Yes	No	No
Approve Legal's Gov Documents Charter	Yes	Yes	Yes	No	No
Approve Spring Fling Reimbursement	Yes	Yes	Yes	Yes	Yes
Approve \$10k Weed Abatement Project	Yes	Yes	Yes	No	No
Approve replacement of AC and Liaison	No	No	No	Yes	Yes
Approve Claudia for Beautification Comm	Yes	Yes	Yes	Yes	Yes
Approve Craig Thralls for Trail Committee	No	Yes	No	No	No