



La Cresta POA 60 Second Wrap-Up

Meeting Date: July 3, 2025

Next Meeting Date/Time/Location: August 7, 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: Executive & Litigation Sessions have occurred. Decision was made to censure both Directors Ghafouri and Wang for an action(s) that was in opposition to their fiduciary responsibility. This will not preclude their participation in this open session, but details cannot be given to the membership. If anyone wants to run for a director position, they are required to sign the code of conduct when applying.

3. Open session speakers: One member stated that all committee meetings should be posted and all members should be allowed to attend. Correspondence has been sent to BOD and Powerstone and will be mailed to everyone.

4. Committee Report Highlights:

- **AC –Lance** (committee member) asked for members to get AC approval before the build. Discussed project highlights. Year to date: 68 applications, 61 approved and 7 denied. **Vote taken to accept minutes**
- **Beautification** – Barbara Miller stated the committee has not used their budget and is asking for \$2,500 to replace aged xmas decorations.
- **Election Security** – Mark McLevy – no meeting occurred.
- **Finance** – Jim Kramer met with Director Gaarenstroom June 22. Management and legal expenses have increased, but we are on track financially at this point (87% funded). We have not received bills for storm drains and road work yet. Once those are paid, we will be 50% funded. There has not been any POA dues increase in TWENTY years! Funding is good this year, but the goal should be at least 60% funding. Our culverts and other infrastructure is all old and starting to fail. These will be expensive repairs. It is unclear until a new budget is created as to whether we will need to increase dues in the future year. Currently, there are many areas where we have under spent and many bills are still pending so knowing where this will wind up financially is challenging to predict without more data points. A debit card (not credit card as previously reported) for \$10k was given to Director Gaarenstroom for community events. **Vote taken to approve minutes**
- **Governing Documents** – David Boyd reported this committee has met twice. The CC&R document is 20 years old and prior to being given to the committee to review, it was updated to the legal standard for 2025 by the POA attorney. This is the baseline document the committee is working on. Further, the attorney was asked to add anything missing which should be included. The committee will complete their update of the CC&Rs next week. A letter has been drafted to the community and this will be sent out with the completed Gov Doc's requesting community input/ideas/suggestions to create a set of governing documents compatible with our community. Mdm Auger (one of the committee members) stood up and suggested the legal additions should not have been tasked with updating the document prior to committee input since the attorney is not a La Cresta resident. **Vote taken to approve minutes**
- **Neighborhood** – in Kajsas's absence, Director Gaarenstroom reminded all that a town hall will be held at the Johnson Ranch. Date to be announced. This is open to the plateau residents. ADUs and CulDeSacs will be discussed by two separate attorneys. Q&A will follow.
- **Road** – Jeff Wax's team met June 16. Gratitude to Jim Kramer and Steve Marvin for their work on our projects. Mission Pavement did an excellent job as did Geotech. The committee was pleased with both vendors. 2025 Paving road project was sent to 11 vendors with only 3 returning bids (others did not for various reasons). Peters Paving was the best price. The Pavement management plan is updated every 5 years. Received 3 of 5 bids. Challenging to evaluate and compare. Committee suggests using Buckman who did our plan 5 years ago. They will also work with Rancho whose water lines run under some culverts needing repairs. **Vote taken to accept minutes**

- Trails – Barbara Bowers reminded us she had met w/ Everthrive in May. She has been waiting for a response from them since. They are supposed to send monthly reports. She also stated as previous that they will only do basic trail repairs. Barbara is still hoping to find a new vendor to take on bigger trail projects that Everthrive will not. She later circulated a personal letter attacking a few of our neighbors. Director Paulson demanded she cease. Included in the letter was her resignation as the trails chair. **Vote taken to accept minutes**
- Committee Formation – Nominating committee formation in progress.

5. Consent Calendar:

- Motion to approve minutes from June 5, 2025 Open Session. **Vote taken to approve**
- Motion to approve May financials. **Vote taken to approve**
- Last month \$10,000 was approved for 26 miles of roadside weed abatement (10' strip). Director Paulson met with them and agreed to pay an additional \$2,500 to complete the remaining project.

6. New Business:

- Board Resolution – Ca Vehicle Code Enforcement – This was proposed on the main roads (not culdesacs). Allows speeding tickets to be issued. **Vote taken to approve**
- Motion to approve the 2025 Reserve study. **Vote taken to approve**
- Flagpole maintenance. Motion to reimburse \$180. **Vote taken to approve**
- Motion to reimburse \$103 for governing documents supplies. **Vote taken to approve**
- Motion for Director Paulson to become liaison for Governing Documents committee (Director Ghafouri suggested this was his role). **Vote taken to approve**
- Motion to remove Mdm Auger from Gov Documents committee, however, she stated she had sent a resignation email to Powerstone same day. **Vote taken to approve (her resignation).**
- Motion to accept Barbara Bower's resignation as chair of trails committee. **Vote taken to approve**
- Motion to approve Heli-Hydrant committee charter. **Vote taken to approve**
- Motion to approve 3 volunteers for Heli-Hydrant committee. **Vote taken to approve**
- Motion to approve 2 volunteers for Nominating Committee. **Vote taken to approve**
- Motion to add one volunteer to Neighborhood Committee (approved by Kajsa). **Vote taken to approve**
- Motion to approve 2025 Road Repairs Geotech proposal (they will inspect roadwork as it is being done). They have worked for LCPOA in the past, and were selected by the Road Committee. **Vote taken to approve**
- Weed spraying – proposals pending. Opt-out option available to all homeowners not wishing this service. Board to decide on spraying versus other means of weed abatement. Topic tabled until next month pending more information.
- Motion to approve Bachman for 2025 Pavement Management Plan. Past job was good as is price for this project. **Vote taken to approve**
- Motion to approve 2025 Road Improvement Project – Road committee recommends Peters Paving. **Vote taken to approve**

6. **Open Session** – There were some heated and contentious comments and accusations made. Most was focused on the governing documents revisions. One member of that committee accused the committee of working with the incorrect CC&R doc, not being transparent and she was upset that an attorney had been included at the onset of the process. Others from that committee disagreed. The CC&R document being revised is the 20-year-old, currently approved version with legal updates. The POA attorney was tasked with two things. 1) Updating the CC&RS as they are with current legal standards and 2) adding any language that is missing which might be useful for our POA. Track changes has been used so that the original language is in black, any deletions show up in red with a strike through line and any new language is in blue. This will be circulated to all members for comments and suggestions, and finally the community will be asked to vote on the updates. Accusations that some committee members want commercialization were blatantly false. Weed abatement was discussed with tumbleweeds being highlighted as a fire hazard. One member said he had applied for a position on the trails committee and was never contacted.

Sincerely, Roy Paulson
LCPOA President

Scroll for votes

Votes:

Topic:	Roy P	Rick D	Paul G	Michael G	Tsun-I W
Approve Architect Committee minutes	Yes	Yes	Yes	Yes	No
Approve Finance Minutes	Yes	Yes	Yes	No	Yes
Approve Road Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Minutes	No	No	Yes	Yes	Yes
Approve Governing Documents Minutes	Yes	Yes	Yes	No	No
Approve June 2025 Open Session Minutes	Yes	Yes	Yes	Yes	Yes
Approve May 2025 Financial Report	Yes	Yes	Yes	No	No
Approve Ca Vehicle Code Enforcement	Yes	Yes	Yes	No	No
Approve 2025 Reserve Study	Yes	Yes	Yes	No	No
Approve flagpole expense reimbursement	Yes	Yes	Yes	Yes	Yes
Approve Gov Documents supplies	Yes	Yes	Yes	Yes	Yes
Approve Paulson as liaison for Gov Docs	Yes	Yes	Yes	No	No
Approve Mdm Auger's resignation	Yes	Yes	Yes	No	No
Approve Barbara Bower's resignation	Yes	Yes	No	Yes	Yes
Approve Heli-Hydrant charter	Yes	Yes	Yes	No	No
Approve Heli-Hydrant volunteers	Yes	Yes	Yes	No	No
Approve Nominating Committee volunteers	Yes	Yes	Yes	No	No
Approve Neighborhood Com Volunteer	Yes	Yes	Yes	No	No
Approve 2025 American Geotech Proposal	Yes	Yes	Yes	No	No
Approve 2025 Pavement Mgmt Plan Request	Yes	Yes	Yes	No	Yes
Approve 2025 Road Improvement Request	Yes	Yes	Yes	No	Yes