LA CRESTA
Property Owners Association

La Cresta POA 60 Second Wrap-Up

Meeting Date: June 4, 2026
Next Meeting Date/Time/Location: July 2, 2026 6pm at The Corporate Room, Wildomar
Directors Present: Roy Paulson (president), David Boyd (vice president), Paul Gaarenstroom by **ZOOM** (treasurer and secretary), Tsun-I Wang (director at large), Michael Ghafouri (director at large).
Main Discussion Points/ Topics:

1. **Announcements**: No Recording allowed. Board is aware of a recent incident and does not condone such behavior. The BOD is not involved and will not engage in speculation nor commentary regarding the incident. A motion was made to remove Rick DeAndero from all LCPOA committees. **Vote taken**

2. Open forum speakers: Speaker Cassondra R admired La Cresta. She wanted lights, signage and weeds, etc to be reported through proper channels and all should be addressed respectfully and transparently. Speaker Susan H asked with fire season here, why isn't everyone removing their weeds and clearing their properties? She stated there is a request for the county to perform weed abatement then add that expense to the owner's property tax bill. There are also forms on the RIVCO.com website on this topic.

3. Committee Report Highlights:

- ARC – Lance R highlighted approvals and a barn denial (roof material did not match house). Bob B stepped down as chair but will remain on the committee. Lance will take the chair position. Mentioned metal roofs are approved. **Vote taken**
- Beautification – Pam H reported again that the white fence next to the monument is not repairable. Hemet fence pricing was dropped to $9500 and they can install in July. Director Wang felt homeowner should pay for the repair. Director Paulson pointed out that this is a special situation where that homeowner allows the POA to use their property for the monument. Elisa will reach out to the homeowner.
- Communications Committee – Claudia reported the new website (independent of Powerstone) is being populated and will be ready for review within a week once all documents from Powerstone are released and transferred. Community input will be appreciated to include favorite vendors for the Local Resources page. The committee is also hoping for suggestions for any items members may want that are not currently on the new site. **Vote taken**
- Election Security –Steve C reported no meeting but he wanted to mention that requests for candidates will go out this week. If anyone does not receive it, contact Elisa. The Millers (Barbara and Gene) will take on the Nominating Committee this year to set up the Meet and Greets.
- Finance – Jim K reported that bad debt last month had increased, but this month (April report) showed it went down by $49,465. This resulted in a budget surplus of $46,750. Six CDs matured in May and were reinvested with ML in 3 and 6 month CDs. Final invoices on road projects are mostly in now (still waiting for final $10k invoices). Reserves are 69.5% funded. Director Wang wanted to know why the road repairs are not budgeted for and Jim explained they are included in the Reserves and not in the Operating Account. Director Ghafouri wanted to know plans for investing the CDs maturing in August and was told Director Gaarenstroom has that information. **Vote taken**
- Gov Documents – Director Boyd reported they met 3x. On May 26 a final CCR draft was given to legal (Anne). The committee tried to reduce the length of the document, but in conversation with Anne, she stated much of the "legalese" language is necessary and will likely be re-included. They are also working on bringing in language regarding ADUs to maximize AC and POA's control. Bylaw review is the next project. Brief discussion on whether CCRs should go from committee to BOD or to attorney first with the goal of cost savings. Director Boyd explained the committee is following Davis Stirling recommendations. He also reminded everyone that the gov doc's outreach for input on the existing CCRs only received 6-8 member replies. Our CCRs date back to when property owners had 100+ acres suggesting revisions are long overdue. **Vote taken**

- Fire Safety – Director Boyd announced there are two likely sites for Heli pods (not permanent) with DeLuz and Avocado/Tenaja being considered. 11 sites were evaluated initially. Hoping to complete this within next few months.
- Litigation – Director Boyd reported the Justine Brown suit was dismissed without prejudice. Our current total for Legal expenses/threat expenses/management increases/insurance increases and overtime is $277,499.70. This is up by $6,066 from last month. Directors Paulson, Gaarenstroom and Boyd were not on the board when the events of these suits took place. He then addressed a lengthy document circulated by Barbara B previously. He indicated there were false assertions and he wanted to set the record straight. First, Dir's Boyd, Paulson and Gaarenstroom have never publicly commented on any of the lawsuits and the term "frivolous" in reference to Gene P's suit was never used. Dir Boyd also wanted to be clear that Directors Paulson, Gaarenstroom nor Boyd have never commented publicly on the merits of any of the lawsuits. Additionally, the LCPOA insurance is covering the Gene P lawsuit. This suit will NOT bankrupt the association despite circulating rumors to the contrary.

  For the benefit of those who aren't aware of the origin of the $277,499.70 'legal' expenses, he quickly summarized it. This expense, incurred over the past few years, includes increases in management costs, increased insurance premiums, increased deductibles, and increase-related overtime management costs associated with an unusually high number of document requests. The cost for the Director and Officer (DNO) insurance has increased from $30k/year to $65k/year. The deductible per incident rose from $5k to $15k/year. The deductible for the liability policy escalated from $0 to $50,000 per incident. Recent IDR/ADR: Dir Boyd stated two members insisted on an IDR/ADR related to their concerns associated with the 2025 Board of Director Election. An ADR is a legal process requiring attorney participation in an attempt to mediate a disagreement. On the day of the IDR/ADR meeting, the two members who requested the conference never attended the zoom meeting. This cost the Association $13,838.

  Document Requests: Dir Boyd referred to the ongoing, unusually large number of document requests made by a few members. It is requiring management overtime with additional costs to gather all of these documents. He clarified that every member has a right to request documents, but the astounding number of specific documents requested has gotten out of control and is costing us all.

  Bifurcation: The motion to bifurcate the trial (Gene P case) did not succeed. Dir Boyd specifically noted that the legal ruling stated that whether allegations can be established or not, the merits of the case are not looked at meaning the judge is not considering the strengths of the actual case when making motion decisions.

  Road Committee Dinner: Dir Wang questioned an $1,100 dinner expense provided as a thank you to our road committee experts for the long hours they volunteer for our association. Elisa pointed out that each committee has a budget and Davis Stirling supports this use of funds for the appreciation of volunteer efforts. The BOD has the discretion for appreciation events and this expense is approved in the budget. Director Wang wanted to be informed of these expenses moving forward.

  FLIP CHART: This month's increase in expenses relative to lawsuits and threats is $6066 ($4k for increase in management plus legal expenses). Management OT (not included in this figure) is 10 hours for April and 14 hours for May and is related to document requests.

  Document Requests have been escalating. Last month one member asked for 35 documents and if they were not available, that member expected a reply for each rejection explaining why that document could not be provided.

  Gov Documents total expenses to date remain at $15,465.

  Legal Bills – Last month, three members asked for copies of legal bills but they could not be provided without heavy redaction because they contain sensitive executive information. Director Wang, who has not previously asked for copies of any legal bills, asked for copies of those legal bills himself dating back to 2025. Director Boyd wondered, because of rumors that these legal bills were being shared with members, if Director Wang had been sharing them with others. Dir Wang replied no.
- Neighborhood – Kajsa B reported they are working on their newest event, The Corner Carnival, which will follow our July 4th parade (Intersection of ALC and Companero).
- Road – Jeff W. reported four bids were received for the 2026 Road Improvement Project. Range: 764,247 to $452,383. American Geotech estimated 12-15 days for field work/inspection/etc. Bid: $21,400-$25,300 (depending on number days in field). Ben's Asphalt (new to LCPOA) was lowest bid at $452k and was also highly recommended from a community member. The Road Committee recommended a 10% contingency add on for the 2026 road

projects, and noted that the total to be spent was well within their given $550k budget. Culvert Repairs – Tory Walker bid of $69,600 for a two-year plan to create an RFP covering the repair of nine deteriorated culverts. Road Committee recommended board approval for the Tory Walker work. Storm Water Pooling: there are six areas where water pooling presents risks. ASAP provided a bid of $14,300, less 5% if all projects were authorized at same time. Road Committee recommended approval of the ASAP bid with the 5% reduction. Calle Centro at ALC Crosswalk – he spoke to the owner of the crosswalk lighting company who stated that the parts have been received and that a technician will be sent out promptly. BOD DISCUSSION on ABOVE: Discussion on use of a particular vendor who one director felt should not be included. That vendor is willing to do small projects that require large equipment and this vendor is always willing to meet with the Road Committee at the job work site. Regarding the crosswalk, Dir Ghafouri asked if the repairs was covered under warranty. Reply: needs to be verified but that is our expectation. Dir Ghafouri also asked if an engineer's report was prepared regarding the crosswalk. Reply: yes, RK Engineering prepared a study and report. The crosswalk had been initially requested by the Trails committee. Dir Ghafouri asked why there was a large price variation in one small part of the 2026 road improvement project. Reply: those details are not provided in the bids, but are likely related to a failed utility trench at that specific location. Vote taken. **Vote taken**

- Owner Appeal – for AC project. Sellers are in escrow and debate is over stone facing on home which purchaser does not want. Suggested a change order be placed by seller and approved by the AC prior to the transaction. **Vote taken**
- Trails – Andrew A reported they recommended Everthrive perform trails maintenance $6007.72 (April). Dir Ghafouri asked why use Everthrive if committee previously expressed dissatisfaction with them. Short discussion. **Vote taken**

4. New Business –

- Annual Meeting Venue Proposal at the Corporate Room $558. **Vote taken**
- Zoom for Open Meetings – There are problems resulting from zoom. Some are recording despite being asked not to. Directors report some are then posting clips of private meetings on social media which are intended to humiliate others. Bad behavior. Motion made to stop using zoom except for special meetings or circumstances. Dir Ghafouri stated he doesn't mind recording meetings. Dir Wang stated that Dir Gaarenstroom is using zoom for this meeting. **Vote taken**

5. Open Forum – Reached the end of the time reserved at the venue. Comments deferred to next meeting.

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	**Roy P**	**David B**	**Paul G ZOOM**	**Tsun-I W**	**Michael G**
Approve Suspension of Rick DeAndero from all committees	Yes	Yes		Yes	Yes
Approve Architectural Committee Minutes	Yes	Yes		Yes	Yes
Approve Communications Committee Min	Yes	Yes		Yes	Yes
Approve Finance Committee Minutes	Yes	Yes		Yes	Yes
Approve Gov Docs Committee Minutes	Yes	Yes		No	Yes
Approve all Road Projects and 10% contingency and Minutes	Yes	Yes	Yes	No	No
Approve allowing a change order approved by AC	Yes	Yes		Yes	Yes
Approve Everthrive Trail Maintenance	Yes	Yes	Yes	No	No
Approve Corporate Room for Annual Meeting Venue	Yes	Yes	Yes	Yes	Yes
Approve No Zoom for routine Open Session Meetings	Yes	Yes	Yes	No	No