



La Cresta POA 60 Second Wrap-Up

Meeting Date: April 3, 2025

Next Meeting Date/Time/Location: May 1, 2025 6pm Wildomar City Hall

Directors Present: Roy Paulson, Paul Gaarenstroom, Michael Ghafouri, Tsun-I Wang, Rick DeAndero

Main Discussion Points/ Topics:

Announcements:

- Code of Conduct should be followed. Documents available.
- Electronic Voting notification – may be utilized in 2025 election.
- Gene Prokhorenko's lawsuit is in discovery mode. All is being handled by the POA insurance company (all is paid by insurance less \$5,000 deductible)

Initial Open Forum:

Brush collection – April 26/27 Arboles/Lobo (Sooters) and May 3 / 4 (Liberty Oaks) both 8a-6pm. \$15/truck load. Need volunteers (who won't pay)

Committee Reports:

- Architectural: Rick D. (liaison) gave brief report of approvals/denials. **Vote taken to approve minutes (pass 5-0)**
- Beautification: No meeting or minutes (next meeting on 4.16).
- Election Security: Mark McLeavy (chair) – addendum report related to 2024 election presented. Findings: LCPOA proxy rules were not followed by the Inspector of Elections, but Inspector has full autonomy over proxy handling. There were 109 proxies in Steve Brown's name, but they were collected by Vince Scarpino and Michael Ghafouri. McLeavy, for this report, tried to discuss proxies with these two; Scarpino would not comment, and Ghafouri doesn't consider this a legit committee. Conclusion: our LCPOA proxy rules were broken by two sitting directors (one present and one past) but accepted by the Inspector. Also reported there was a breach of contract between LCPOA and Inspector (latter did not follow our proxy rules per the contract). Moving forward, focus on how to strengthen future elections. Final report will be on LCPOA website. Committee interviewed six Election Companies and made recs to board on who they suggested to hire with Advanced Election Services being preferred. Focus on Electronic Voting as an option (less expensive). Suggested moving proxy deadline to FIVE days prior to election to allow for proxy verification. Suggested our attorney will provide oversight at future elections. Requested BOD adopt the new proxy rules, accept the proposed Advanced Election Services contract, etc. Discussion surrounded legal fees and use of electronic voting. **Vote taken to approve minutes (pass 3:2)**
- Finance: Jim Kramer (chair) and Paul G. (treasurer and secretary) – Legal and management budgets exceeded, but overall, we are staying on track. Latest reserve study shows we are 84% funded, but after road projects are completed, we will be 63% funded. Our March and early April CDs are moved to higher interest accounts. Upcoming CD's will be moved once due. Discussion: Are we still watering roses and how did we go over legal budget. **Vote taken to approve minutes (pass 5:0)**
- Governing Documents (disbanded) Committee: call for volunteers. Contact Elisa
- Neighborhood: The Town Hall was well attended and organized by Kajsa. Sandwiches and cookies served. The Johnson's generosity for use of their barn well appreciated.
- Road: Jeff Wax (chair) – Reviewed change order, paving construction schedule, etc. 2025 schedule should be signed off at next meeting (plan to expedite quotes to get board vote by July). Pavement management plan – will draft next five-year plan re: most likely required projects. Local expert will verify the plan. Discussion: Director Wang asked why there is a doubling of potholes needing repairs. Jeff explained that two NO votes last October by Directors Scarpino and Ghafouri (they voted no on the repairs and wanted that vote endorsed to the new, incoming board in Nov) resulted in a six-month delay in road repairs because of rains and thus an expensive doubling of damage to our roads. **Vote taken to approve minutes (pass 4:1)**

- Trails: Barbara Bowers (chair) – Hanon easement is recorded. Surveyor is paid. Fence invoice pending. Barbara and Sherin Brunker donated notary/recording fees. Everthrive not doing an adequate job w/ slopes; looking for a different vendor (looking into options re: work comp, etc). Susan Hurst = trails historian who found historical support from community for trails. Discussed trail closure due to rains. **Vote taken to approve minutes (pass 5:0)**

Consent Calendar

- Approval for Open Session Minutes of March 6, 2025. **Vote taken to approve (pass 5:0)**
- Jan and Feb 2025 financial reports - **Vote taken to approve (pass 5:0)**
- Lien Approval for one property owner (discussed in exec meeting) - **Vote taken to approve (pass 5:0)**

New Business

- Holiday décor with Xmas proposal from Beautification committee – **tabled**
- Election rules and procedures broken down into 4 categories for voting:
 - Approve contract with Advanced Election Services **Vote taken to approve (pass 3:2)**
 - Adopt updated Election rules including extended proxy submission deadline **Vote taken to approve (pass 3:2)**
 - Support potential implementation of electronic voting but maintain clear process of how members can opt for paper ballots or proxy use **Vote taken to approve (pass 3:2)**
 - Legal Counsel to provide oversight at the election and final review of election processes **Vote taken to approve (pass 3:2)**
- Monument Camera – Damaged. Consider SIM card and internet. **Tabled** until cost available.

Final Open Forum:

- Director Wang was critical of road repair needs. Again, Road Committee Chair, Jeff, explained why the doubling of repairs occurred related to the two sitting directors last fall who would not vote in favor of the road repairs at the October open meeting. There were only 4 directors at that meeting because the president was ill, resulting in a 2:2 standstill meaning the road repairs were not approved. This resulted in a six-month delay in road work related to the rains and pushed the 2024 project well into 2025. In earlier 2024, all five board members were very aware of the ongoing work the road committee was doing coupled with the bids being collected. These bids were given to all five board members in their board packets at least 2 ½ months prior to the required vote, yet two still refused to support the project with NAY votes. This 2024 project would have been completed in 2024 before the rains had the two supported this project. We were all reminded that board votes have consequences.

Sincerely,

Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	Rick D	Paul G	Michael G	Tsun-I W
Approve Architectural Minutes	Yes	Yes	Yes	Yes	Yes
Approve Election Security Minutes	Yes	Yes	Yes	No	No
Approve Finance Minutes	Yes	Yes	Yes	Yes	Yes
Approve Road Minutes	Yes	Yes	Yes	No	Yes
Approve Trails Minutes	Yes	Yes	Yes	Yes	Yes
Approve March 2025 Open session mins	Yes	Yes	Yes	Yes	Yes
Approve Financials (Jan and Feb 2025)	Yes	Yes	Yes	Yes	Yes
Approve Lien	Yes	Yes	Yes	Yes	Yes
Approve contract w/ Advanced Elections	Yes	Yes	Yes	No	No
Adopt updated Election rules with Proxy submission deadline extension	Yes	Yes	Yes	No	No
Support Potential Implementation of Electronic Voting plus Ballot/Proxy rules	Yes	Yes	Yes	No	No
Legal Oversight & Review Election Process	Yes	Yes	Yes	No	No