



La Cresta POA 60 Second Wrap-Up

Meeting Date: Sept 3, 2026

The meeting was preceded (6:00-6:30pm) by a 30 minute presentation by EMWD describing the proposed tower.

Next Meeting Date/Time/Location: Oct 1, 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 AV Recording of any type allowed. Ca Penal code 632 makes it illegal to intentionally record or eavesdrop on a confidential conversation without the express consent of all parties involved. No one is giving permission to be recorded. Because of the tower presentation, plan is to power through the 262-page board packet in 90 minutes.

2. Open forum speakers: Speaker Barbara B discussed her nonprofit. Says it's an option to fight specific topics. Warned the Board not to use the name of her nonprofit title related to LCPOA topics. Speaker Paul G (as a citizen/ not Director – stated: We are all here for the peace and rural feel. We do not want to create a precedence by allowing commercial towers here. Speaker MDM Auger – Attempted to discuss a court case but was stopped. Does not like the LaCrestaLiving.com sign and wants it removed. Asked Board to prevent a member from participating in meetings or on committees x 2 years. Very disruptive presentation. Speaker Susan H – Left brochures for defensible space clearance which just passed. Need to monitor un-weeded lots. If reported and cleared, the agency will bill property owner. Brochures provided.

3. Committee Report Highlights:

- **ARC** – Lance R reported all approvals this month. Stated Centro/Arboles house is 2748 SF. Still waiting for address of property he reportedly approved a gate on so he can investigate it. Dir Ghafouri read from ARC guidelines that metal roofs are not allowed, Lance disagreed with Ghafouri about metal roofs. Board will investigate. **Vote taken**
- **Beautification** – Pam H reported Xmas décor to be pulled out of storage in Oct. Needs volunteers to work on them and Pam (not POA) will supply lunch. Everthrive has increased water and they added supplements to roses. They are adhering to their contract. Monument fence 531' too expensive – will look into replacing boards and painting it. Still looking into whether LCPOA can pay for fence on a Trails POA property. Big thanks to Gene and Barbara Miller for their work on the monument banners and sign!
- **Communications** – Claudia L thanked the 3 candidates who submitted their candidate statements and photos (on LCPOA.com). Hoping the others will submit their statements. Noted some content on the new LCPOA.com website is missing (older minutes, etc) and committee is waiting to get this from Powerstone. Dark Sky light ordinance is now on LCPOA.com. Roy asked for 7 years of LCPOA's independent audits to be added and the committee place 8 years on LCPOA.com. Password is Plateau. **Vote taken**
- **Election Security** – Steve C reported they met once. If anyone has problems with their ballots, you can email the Inspector of Elections at: Chad@AdvancedElectionServices.com Your mailed-in ballot MUST be received by Sept 26th at 3pm. Ballots can also be hand delivered at the LCPOA Annual Meeting on Sept 27th meeting at noon, at the Corporate Room, 34846 Monte Vista Drive, Suite 104, Wildomar, Ca 92595. **Vote taken**
- **Finance** – Jim K reported they met Aug 23 and reviewed the July 2026 financials. Budget surplus is \$117,680 (up \$8,827) which is mostly due to income interest. Five CDs matured in Aug totaling \$1,181,000. All reinvested at same rates. Op account \$727,418. Reserves \$2,123,634. Other \$43,7008. Net: \$2,638,117. Reserves are funded at 73.6% 2026 Reserve study states \$2,886,163 is required to be fully funded. **Vote taken**
- **Fire Safety** – Dir Boyd stated HeliPods should be on site and operational soon. Rancho cost was \$140k. Grant was for \$500k. Unclear where balance of \$360k is. The 3 shelter-in-place location owners are still willing for their properties to be used; however, all want insurance. Dir Boyd had not been able to get insurance coverage for this purpose. Dir Paulson has a flat, fenced 10-acre parcel that he has offered for shelter-in-place if needed and he will cover the insurance himself. Huge thanks to Roy Paulson!! Dir Boyd heard, for the first time, one day prior, that EMWD

(proposed water tower company) had mentioned the possibility of adding a Heli Hydrant pad if they acquire the property for their tower. Importantly, EMWD cannot assure that acquisition/installation. Dir Boyd stated he is opposed to the tower. **Vote taken**

- Gov Documents – Dir Boyd reported the committee met with attorney. Updated CCR draft was returned to Dir Boyd. Committee to review and create a handbook which will be shared with board for input, then it will be posted on the website for community member review. Finally, a town hall for Q&A/discussion will be scheduled. Dir Boyd’s Governing Document Committee completed this in just under one year. **Vote taken**
- Litigation – Dir Boyd reported the Gene P lawsuit is coming to an end as a settlement was agreed on. Final signatures pending then Dir Boyd can reveal details. He stated, “Who was the winner? No one.” Then he asked, “Who is the loser? Well, I can’t get into that yet.” Dir Boyd also reminded everyone that a select few were posting that “Gene P is going to eat our lunch” or “Insurance won’t cover defamation.” Well, this was not a defamation lawsuit. It cost the POA \$5,000 (deductible). As of today, it is unclear how this will affect our insurance rates.

Below clarifies our ongoing “Legal Expenses” which include: increased management monthly fees and OT, legal consultation, insurance expenses because of lawsuits, threats and excessive requests for documents.

Amount spent from 2021 to today:	\$292,269.70	Increases in management fees, OT, Insurance deductibles and premiums, LCPOA attorney time, etc
	\$6,090	Management
	\$4,050	OT for Elisa (document retrieval, etc)
Cost for PS to close and reopen an account, reissue checks, legal consultation	\$1,324	SB posted LCPOA unredacted check on social media to humiliate Board Majority. Looking into recovery options
TOTAL Expenses to date:	\$303,722.70	

DUES Increase – There are 5,858 acres in LCPOA. 20% increase in dues is \$35/acre/year.
This yields **\$205,030 per year** in annual dues collection revenues based solely on the 20% increase.

- Nominating Committee – No report
- Road – Jeff W reported on 4 topics. 1) 2026 Road Improvement Project - Ben’s Asphalt agreed to terms of contract as written. Road Com recommends approval of the contract as drafted with completion date of Nov. 25. 2) Culvert Cleaning – very large price differential in bids. 6 vendors were asked and 3 returned bids. Everthrive was lowest bid. Everthrive’s bid needed clarification to assure it included all culverts. Road Com rec’s 10% contingency and to accept Everthrive’s bid. 3) Tory Walker Culvert Repair– tabled due to time constraints. 4) Storm Water Mitigation – requested 9 bids. Bidding requires site walkthrough with Jeff and Jim K. Bids due Sept 17th. **Vote taken**
- Trails – No Report.
- Neighborhood – No Report

4. Consent Calendar:

- Aug 6, 2026 Open Session minutes reviewed. **Vote taken**
- July 2026 Financials reviewed. Dir Wang wanted explanation re: 3 financial transfers, insurance and a debit card expense of \$42. **Vote taken**
- Ratify Approval of Trails Maintenance Proposal (\$6,474.42) – Ran out of time last month to approve, but due to safety issue, President Roy approved and issued workorder. **Vote taken**
- Ratify approval of fallen tree (\$2,600) – Roy approved. **Vote taken**

5. New Business:

- Grace Period for 2026 Annual Assessment – Consider extending late fees until after Oct 30 to allow members more time to pay their assessments without penalty. **Vote taken**
- Approve final expense for Corner Carnival (\$670.76) – went slightly over budget by approx. \$160. **Vote taken**
- ARC Guidelines – motion to approve ARC Guidelines for ADUs and Updated ARC Application to be published for member comment – Last year, Dir Gaarenstroom suggested hiring an ADU attorney specialist to tighten ADU requirements. Governing Documents Committee involved. Gives ARC control over ADU appearance, setbacks, etc. **Vote taken**

- Motion to accept Everthrive bid of ~\$37,000 for 2026 culvert cleanout plus 10% contingency. Discussion ensued. Dir Wang wanted only culverts with >50% occlusion to be cleaned and stated that he believed that the cost should be reduced proportionately. Dir Boyd countered the road committee recommendation to clean all in advance of the rainy season seems appropriate. Dir Ghafouri was concerned about Everthrive's license. Road Committee Chair Jeff W stated Dir Wang's math was wrong – limiting the cleaning to only the most blocked culverts will not proportionately reduce costs. Moreover, the expected wet winter compels us to do what we can to minimize the chance of a major blockage. **Vote taken**
 - Trails Committee requested an additional member – Charmain S. **Vote taken**
 - Discussion to close part of Powerstone's LaCrestaPOA.com website but keep the personal statements and payment section. The new LCPOA.com website which is more user friendly would become the primary source of POA information and documents, etc. The password is Plateau. LCPOA.com includes a link to Powerstone's site. No vote will be taken today on this.
 - Dir Gaarenstroom discussed consolidating some of the POA's unused bank accounts. Merrill Lynch has better rates. Because Powerstone's bill payment has a relationship with Bank of Calif, they will leave \$100,000 in that account. Bank of Calif has a \$700 acct which he proposed be closed and transferred to ML. **Vote taken**
 - Dir Paulson stated only one person has written in to complain about the dues increase.
6. **Open Forum** – None – out of time.

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	No	No
Approve Communications Comm Minutes	Yes	Yes	Yes	Yes	Yes
Approve Election Security Comm Minutes	Yes	Yes	Yes	Yes	Yes
Approve Finance Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Gov Documents Comm Minutes	Yes	Yes	Yes	Yes	Yes
Approve Road Committee Minutes				Yes	Yes
Approve Aug 6, 2026 OS Minutes	Yes	Yes	Yes	Yes	Yes
Approve July 2026 Financials	Yes	Yes	Yes	Yes	Yes
Ratify Trails Maintenance Work Order	Yes	Yes	Yes	Abstain	Yes
Ratify Hemet Fence Fallen Tree Work Order	Yes	Yes	Yes	No	Yes
Extend Grace Period to Oct 30th	Yes	Yes	Yes	No	Yes
Approve Corner Carnival Final Expense	Yes	Yes	Yes	Yes	Yes
Approve Proposed ARC's ADU changes & updated ARC application	Yes	Yes	Yes	Yes	Yes
Approve Everthrive Culvert Contract plus 10% Contingency	Yes	Yes	Yes	No	No
Approve Charmain for Trails Committee	Yes	Yes	Yes	Yes	Yes
Approve Closing of Unused Accounts	Yes	Yes	Yes	Yes	Yes