



La Cresta POA 60 Second Wrap-Up

Meeting Date: Nov 6, 2025

Next Meeting Date/Time/Location: Jan 9, 2026 Friday 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 - out ill

Main Discussion Points/ Topics:

1. **Announcements:** No Recording allowed.

2. **Open forum speakers:** Rick DeAndero congratulated David and Roy who “ran an honest campaign”. He stated he does not respect Michael and Tsun-I and he believed Michael’s campaign was dishonest. He also does not respect that those two would not sign the code of conduct previously.

3. Committee Report Highlights:

- **ARC** – Lance R gave a brief report on approvals, denials, and clarification re ‘approved with conditions language’.
Vote taken to accept minutes
- **Beautification** – Roy stated they need volunteers to help with swag prep for Xmas street signs.
- **Election Security** – Mark stated the final action summary for the 2025 election is in the packet. Major success with 50% voter turn-out. Electronic voting cannot assure voter integrity thus is delayed. Committee was very happy with the last Inspector of Elections and recommended hiring them again. Suggested pre-stamped metered envelopes be included in next year’s contract. He pointed out that Vince Scarpino attempted to submit proxies which did not meet the POA’s requirements. Michael Ghafouri demanded legal counsel’s confirmation of proxy validity. Legal counsel stated they could not require a code of conduct of candidates. Director Wang suggested many of the points made were self-serving and missing ballots was a problem. Mark was aware and was recommending more colorful/noticeable ballots for 2026 with an email notification to all members when they are mailed. Last, Mark announced his resignation for personal reasons and suggested Steve Cooper as the interim chair. David Boyd congratulated Mark on an incredible job. **Vote taken to accept minutes**
- **Finance** – Jim K reported that Sept closed off the fiscal year. We have a current surplus and they moved \$100k from operating budget to reserves. Surplus funds were used to balance budget. Reserves – we are 83.2% funded and anticipate 59% funded once all bills are in. Director Wang asked why all funds were moved to Citizens bank. Paul reminded him that over the past 4 months, they have been moving funds out of Citizens and into Merrill Lynch. As of today, 95% of all dues has been collected! Roy believes in part this is due to Powerstone’s aggressive approach and because the board allowed an extra 30 days without penalty to pay the fees. **Vote taken to accept report.**
- **Gov Documents** – David B reported the committee met 3 times this month. Collecting questions for legal. Existing CCRs are antiquated. Will submit completed draft to board for approval then set up Town Halls for extensive member input before vote to accept updates. **Vote taken to accept minutes**
- **Fire Safety (formerly Heli-Hydrant committee)** – David reported he and two other retired firemen explored a possible escape route at end of Lobo. Half is a ridgeline/steep. Not a viable exit for trailers. Committee members include past fireman, fire captains, helicopter crew chief, Cal Fire captain, etc). Cal Fire considers LCPOA a Shelter in Place location if Tenaja and CK are blocked. Rancho has a \$500k grant for HH’s for the La Cresta, Tenaja, De Luz areas. Hoping to get several here. **Vote taken to accept minutes**
- **Litigation** – David reported, in the interest in transparency, on why our past management company (Avalon) quit (ongoing grievances from the same group of people were filed with threats of litigation). Hopefully similar behavior doesn’t cause us to lose the Corporate Room contract. **Vote taken to accept minutes**
- **Neighborhood** – Roy, in Kajsa’s absence, reported that Kajsa and her team did a fantastic job for Trunk or Treat.
- **Road** – Jeff W reported the 2025 paving program is on track and should be done by the end of the month barring weather. Culvert repair work (via serrano) is complete. Of note, a HUGE thanks to Jim Kramer and Steve Marvin. Jim goes to all job sites and noticed the concrete seemed to be setting up. He and Steve were concerned about cold

joints – Steve’s expertise identified two areas that required coring and it turned out there was a problem as suspected, however, because of these two, that section was replaced and is now finished and safe. **Vote taken to accept minutes**

- Trails – Susan Hurst reported for Susan Margolin – they are reviewing maps and needed trail sections to connect more interior trails to keep users off busy streets. No minutes.
- Committee Formation – a new committee is being established called the Communication committee. This is a call for volunteers. It will include developing a new website.

4. Consent Calendar:

- Oct 3 Open Session minutes reviewed. **Vote taken to accept minutes**
- Oct 15 Organization Meeting minutes. **Vote taken to accept minutes**
- Oct 15 Special Open Session Meeting minutes. **Vote taken to accept minutes**
- May 1 Open Session Meeting minutes. This was the session which was truncated and no business was conducted because a member refused to close his laptop. **Vote taken to accept minutes**
- September Financials discussed. Director Wang asked why Powerstone fees were \$6k over budget. It’s because Elisa and team are working overtime due to various legal issues. Legal was high as well. **Vote taken to approve**
- Ratify Liens approval as discussed in the executive session. **Vote taken to approve**
- Ratify Peter’s Paving – the lane narrowing worked well on Castilla and will be extended to other roads as they are re-paved. The RFP was already issued after it was discovered that lane narrowing works, so this change order will modify the original lane striping layout. **Vote taken to approve**
- Ratify approval of Fortel Quote – this is the electronic road sign which needed repairs. **Vote taken to approve**

5. Old Business –

- No meeting in December, but January requires a date change (1st Thursday is Jan 1st). Corporate Room open on Jan 9th (FRIDAY) for the open session meeting. **Vote taken to approve**
- Proposed Architectural Guidelines –
 - Approve driveway to road apron guideline (previous approval by Road & AC committees). **Vote taken to approve**
 - ADU requirements – pending AC vote and incorporation into their guidelines. Ongoing discussion. No Vote.

6. New Business –

- Roads in LCPOA – proposed resolution to accept what current counsel and past 2 counsels have stated (this was also supported via a judge in a court case). The proposal is that LCPOA is only responsible to maintain the original 26 miles of roads and is not responsible to maintain any private cul-de-sacs. This is a very important topic and the board wants to put this to bed. **Vote taken to approve**
- Code of Conduct – because this is such an important topic, President Paulson asked that all directors sign this updated document publicly. Director Wang contended this was public shaming and refused to sign but stated he agreed with it in theory. Directors Paulson, Gaarenstroom and Boyd all signed it.
- Adoption of protocol for ongoing dissenting opinions amongst directors. Further undermining of prior votes will not be allowed. Director Wang stated he wants the minutes to reflect why he votes no on certain topics and that there is a reason for the squeaky wheel. **Vote taken to approve**
- Zoom participants must be properly identified prior to the meeting. They must have a property owner’s name. **Vote taken to approve**
- Trails committee – add Rick DeAndero to the committee as a volunteer. **Vote taken to approve**
- Mark McLeavy’s resignation acceptance from Election Security and Roads committees. **Vote taken to approve**
- ARC supports Director Paulson as the committee liaison. Director Wang argued that Director Paulson may not have the proper credentials, but he was informed by another director that the job of the board liaison is to communicate and bring clarity from the committee to the board. Being an expert is not a requirement. **Vote taken to approve**
- Pothole repairs – ASAP had lowest price (\$6,045) and is well known. **Vote taken to approve**
- Board Goals for LCPOA – Directors Paulson and Gaarenstroom worked on goals which were read to the audience. These can be supported and shared by the board. **Vote taken to approve**
- Fletcher provided a list of official items which will be accepted and insured as part of LCPOA and will be included in the governing documents. They will include items such as our trails network, flagpoles, 4th July parade, roses, etc. This list will mean that folks can no longer state these items are not a part of our POA. **Vote taken to approve**

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	David B	Paul G	Tsun-I W	Michael G
Approve Election Security Minutes	Yes	Yes	Yes	No	Sick
Approve Architectural Committee Min's	Yes	Yes	Yes	Yes	
Approve Finance Minutes	Yes	Yes	Yes	Yes	
Approve Gov Documents Committee Minutes	Yes	Yes	Yes	Yes	
Approve Fire Safety Minutes	Yes	Yes	Yes	Yes	
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	
Approve Oct 3 Open Session minutes	Yes	Yes	Yes	Yes	
Approve Oct 15 Organization Minutes	Yes	Yes	Yes	Yes	
Approve Oct 15 Special Open Session Mins	Yes	Yes	Yes	Yes	
Approve May 1 Open Session Minutes	Yes	Yes	Yes	No	
Approve Sept Finance Report	Yes	Yes	Yes	No	
Ratify Lien Approval	Yes	Yes	Yes	Yes	
Ratify Peters Paving change order	Yes	Yes	Yes	Yes	
Ratify Fortell Quote (project already done)	Yes	Yes	Yes	Yes	
Approve Jan 9 th open session Corp Room	Yes	Yes	Yes	Yes	
Approve Apron Guidelines from ARC	Yes	Yes	Yes	Yes	
Approve Cul-de-sacs are NOT POA maintained	Yes	Yes	Yes	No	
Approve Board Governance Protocol	Yes	Yes	Yes	No	
Approve Zoom requirements	Yes	Yes	Yes	No	
Approve Rick DeAndero to Trails committee	Yes	Yes	Yes	No	
Approve Mark McL resignation from Road and Election Security committee	Yes	Yes	Yes	Yes	
Approve Roy Paulson as ARC Liaison	Yes	Yes	Yes	No	
Approve Pothole repair by ASAP	Yes	Yes	Yes	Yes	
Approve Board Goals	Yes	Yes	Yes	Yes	
Approve items for official action and insurance coverage	Yes	Yes	Yes	No	