



## La Cresta POA 60 Second Wrap-Up

### Meeting Date: April 2, 2026

Next Meeting Date/Time/Location: May 4, 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 Recording allowed. New meeting rules; two hours max. Hard stop at 8pm regardless if agenda is completed. Carry over to next meeting may be necessary.

**2. Open forum speakers:** Speaker Lorene A – Reminded the board that the Open Meeting Act allows members to speak uninterrupted for their 3 minutes. She wanted Director Boyd's litigation letter written by the insurance attorney which he read last month to be included in the committee packet. Corporate code: All LCPOA correspondence needs wet or e-signature with dates and names. Last, regarding the drone policy, she felt it is more important to honor drone needs to assess for fires and for Edison over limiting drones that are counting horses on properties. Roy reminded her that the drone policy allows for drone use regarding Edison and Fire Watch. Speaker Barbara B – asked for a copy of the above letter that Director Boyd read last month (from insurance attorney). She stated her concept of how the Gene P case is progressing differs from the board's published view of the same. She also asked what the role of the communications committee is. Speaker Susan H – reminded us of the brush collection the weekend after Easter at Liberty Oaks Ranch and also on April 19/20 at Lobo/Arboles. Contact Susan Frommer if you want to volunteer (free truck loads). She also complained about the excessive lighting on many properties including lights on top of each fence post on certain properties which she states neighbors are complaining about. She will give a copy of the code that restricts this to the Board. Speaker Steve B – Stated a neighbor attempted to deflect comments about Gene P's case. He stated defamation and emotional distress are not covered by insurance. He also wanted to know amounts we have incurred for the lawsuit (how much is insurance paying for, does that include Admin costs, what are they covering on the newest case?). He also stated the "Rick" Cross Walk on Centro has not been working for 6 months.

### 3. Committee Report Highlights:

- **ARC** – Lance R reported there were 11 approvals and approximately 8 denials including an application for a 12-month extension (denied). **Vote taken to approve minutes.**
- **Beautification** – Pam H reported they met yesterday. Want to replace the 531' of fence behind the monument as this is the first impression many have of LCPOA. Two bids for vinyl fence (\$9990 and \$9550). It was announced that fence belongs to a homeowner who would need to be approached. Committee also wants mulch in front of the monument area; perhaps they can get free mulch from the brush collection project.
- **Election Security** – Steve C reported there was no meeting/ nothing to report.
- **Finance** – Jim K reported on March 19<sup>th</sup> meeting. Feb 2026 financials were reviewed. Legal expenses are up 40% but other categories are lower than budgeted so overall we are still on budget. There is an \$11,399 surplus. Reserves are 64.5% funded. After final 2025 invoices arrive and are paid, funding of reserves will be 61%. Vendors are slow to bill us. **Vote taken to approve report**
- **Gov Documents** – Director Boyd reported there were two meetings but no minutes. Still going paragraph by paragraph before the attorney meeting.
- **Fire Safety** – Director Boyd reported they met once. Invited to Chuck Washington's office to discuss heli-hydrants and other available grants.
- **Litigation** – Director Boyd presented the expenses incurred. Last meeting the total was \$259,095. Recent (total) legal bill is \$2754.70 with \$1,386.70 being lawsuits. Additional \$4,000 this month for increased management costs. ( $1,386.70 + 4,000 = \$5386.70$ ). Add \$5386.70 to \$259,095 and **we have now spent \$264,481.70** to date. There was no increased expense for Governing Documents committee. The Avalon letter dated July 13, 2023 was circulated. It

was written by Mark Jones, Avalon President and addressed to LCPOA. It highlighted why they dropped us. Below are the first paragraphs which were read by Director Boyd as follows.

“We are writing to address a matter of serious concern that has been impacting the ability of Avalon to continue to effectively manage and serve your homeowner’s association. Over the past months, our team has unfortunately been subjected to numerous instances of false public accusations, embarrassments, threats, gender discrimination, and the lack of harmony in the decision-making process due to disagreements between the members of your association. The divided board of directors has also been providing conflicting guidance to our team, resulting in operational inefficiencies and hindered performance. Despite various attempts to address these issues, we regret to inform you that the situation has not improved. The behavior and treatment our team has been subjected to are not only against our company’s code of conduct, but also against our shared principles of mutual respect, collaboration, and professionalism. This hostile work environment is detrimental to the productivity and well-being of our staff, and it hinders us from performing our duties to the best of our capabilities and also disrupts services to our other clients. Therefore, in accordance with clause 2.1 of our contract, it is with regret that we must inform you of our decision to terminate our contract for management services with your association. This termination will take effect as of October 12<sup>th</sup> 2023, which is ninety days from now, as stipulated in the contract....”

Director Boyd reminded us that Powerstone has received countless emails, formal requests, and multiple demands leading to increased management hours and costs. One letter was sent out suggesting that Elisa and her staff need more formal training. It was mailed to multiple people including the POA attorney and the CEO of Powerstone. Director Boyd strongly disagreed with this and stated Elisa has been doing a fantastic job (loud audience applause in support of this). He also stated there are three letters from one member dated March 19, 20 and 27 with multiple demands including Litigation expense breakdown for all cases, Powerstone management time and billing records, insurance information, Gene P financial breakdown, litigation committee records, and a request that all documents which cannot be provided because of privacy issues, have an explanation applied to each explaining exactly why they cannot be provided. As a comparison, Elisa confirmed that over an eleven-year span at Bear Creek, she received 2 and at most 3 demands as compared to these three letters with 35 demands. Legally this cannot be stopped as members have a right to request this information, but if it continues, raising our dues will be inevitable. It is estimated we will have spent over \$300,000 by year’s end.

On the topic of ADU/Mobile homes, Director Boyd stated the Board requested a second opinion on this topic from an attorney not related to the board’s legal counsel. That attorney confirmed that our Board and the Architectural Committee handled the ADU situation beautifully. They confirmed the ADU could not be prevented because of the housing shortage and the Governor’s mandate, but the Association has the right to monitor the building and verify it meets specific criteria (design, esthetics and setbacks). Last year, the Board was accused of not do their job and that they should have been able to prevent the ADU. **This is incorrect and has now been verified by three independent attorneys.** Last month, Director Wang acknowledged he had privately received a legal opinion regarding ADUs in our POA. He shared his opinion letter dated July 2, 2025 with Director Boyd recently. This (third) legal opinion of Director Wang’s confirmed what the first two attorney’s stated ie: the board was not legally able to prevent the construction of an ADU. Director Boyd stated that he was very disappointed because Director Wang did nothing to stop the infighting surrounding the ADU at the Town Hall meeting in later July 2025, knowing he held a legal opinion confirming what our POA attorney stated. Director Ghafouri stated he was unaware of Director Wang’s legal opinion letter.

- Neighborhood – Dan B reported on behalf of Kajsa. The spring fling, hosted at Sabrina and Jarod Meidero’s home was a great event. They have offered to host the Corner Carnival on July 4<sup>th</sup> (after the parade) again this year. Kajsa is asking for board support to pay for the Double Porta Potty with sink unit, the Slip and Slide, and the Dunk Tank for \$ 1610) plus the insurance. He also mentioned again Kajsa’s proposal for a twice yearly “Welcome the New Members” back yard BBQ. Board members would be included.
- Road – Jeff W reported the committee met on 3/16 and he wants to highlight two projects. 1. 2026 Road Improvement project and 2. Culvert CCTV Inspection. The 2026 Road project budget per the board is \$550,000 which would include Road work bids up to \$525,000 plus \$25,000 (additional exterior inspection costs). The committee has prioritized roads requiring work with additional streets that might be considered depending on the bids. Timeline: receive bids by May 13, analyze them by May 18<sup>th</sup>, provide the Board with proposals for the June 4<sup>th</sup>

meeting, allowing a board decision at that meeting. CCTV inspection, Tory Walker Engineering had already inspected the higher risk (of failure) culverts. The 8 highest risk culverts were repaired in 2025 (\$378,776). We have 125 culverts in our association less the 8 repaired last year. Downstream videotaped these and found: 7 high priority (\$300,912), 3 medium priority (\$149,234) and 13 low priority (\$407,007). They also suggested cleaning and reinspecting 9 culverts to see if the priority changes (\$89,760). The total for these 32 culverts is roughly \$950,000. If unforeseen problems are identified after reinspection, it is likely that the cost for these repairs might exceed \$1 million and that does not include the remaining 85 culverts nor needed roadwork. In addition, if liners are used, this will delay completion of the project as they are customized. If the culverts fail due to lack of repair, the cost for repairs will escalate. The earliest roadwork might begin is Sept 2026. Jeff underscored these culvert repairs need urgent attention. These expenses should be factored into the funding for all road projects and our reserves. Director Ghafouri asked the road committee to look at two additional road sections that should be considered for repairs (Centro/Arboles and the end of Arboles). The later might be a private Cul-de-Sac. **Vote taken to approve minutes**

- Trails – Andrew A reported they meet monthly. Working on getting emergency and routine maintenance vendors for trail maintenance. They are looking for weed whackers with proper insurance/credentials. Last, an equestrian liability waiver with a QR code is under development. An interactive trail map that would include all trails with easements is being worked on. **Vote taken to approve minutes**

**4. Consent Calendar:**

- Mar 3, 2026 Open Session minutes reviewed. **Vote taken to approve minutes**
- Feb 2026 Financials reviewed. **Vote taken to approve**
- Liens reviewed in exec session. **Vote taken to ratify**

**5. Old Business:**

- Code of Conduct – Directors Ghafouri and Wang still refuse to sign it.

**6. New Business:**

- Exec Session – Amendment to scope of authority. Long discussion on this topic. Related to a director’s property violation reported by a neighbor (as opposed to Powerstone’s drive around reporting). Director Ghafouri feels it should all be handled by Powerstone and not a director vote nor AC involvement. Like other violations, he believes management should work with homeowner directly. **Vote taken to approve with Director Paulson recused**
- Town Hall reimbursement to Erin F (\$642.41). Of note, Santa Rosa West contributed/paid for \$500 of this total. **Vote taken to approve**
- Corner Carnival – vote to cover the \$1610 plus insurance. **Vote taken to approve**
- Legal review of trails policy waiver language. **Vote taken to approve**
- Shelter in place agreement – when using a homeowner’s property for this purpose, original contract will still be used with the addition of a certificate of liability waiver. **Vote taken to approve**

7. Open Forum – Speaker Lance R asked about the process for a homeowner reporting an alleged violation of another homeowner. He suggested that Code Enforcement get involved to assure the veracity of the complaint to avoid calling out a team for reported “storage containers” on a property which turn out to be horse trailers. Speaker Lorene A wanted greater transparency of records using the website. Speaker Rick DeA corrected Steve B regarding the term “Rick’s Cross Walk”. The cross walk topic began 4-5 years ago and it was initially the trails committee who requested it. He also announced that Director Ghafouri had just served Rick that day with a lawsuit. Director Wang wanted to know why Rick would be covered by the DNO policy since he is no longer on the board.

Sincerely, Roy Paulson  
LCPOA President

**Votes:**

<b>Topic:</b>	<b>Roy P</b>	<b>David B</b>	<b>Paul G</b>	<b>Tsun-I W</b>	<b>Michael G</b>
Approve Architectural Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Finance Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Minutes	Yes	Yes	Yes	Yes	Yes
Approve Mar 5 2026 OS Minutes	Yes	Yes	Yes	Yes	Abstain
Approve Feb 2026 Financials	Yes	Yes	Yes	Yes	Yes

Ratify Lien Approvals	Yes	Yes	Yes	Yes	Yes
Amendment to Scope of Authority	RECUSE	Yes	Yes	No	No
Town Hall Reimburse Expense	Yes	Yes	Yes	Yes	Yes
Corner Carnival Expense	Yes	Yes	Yes	Yes	Yes
Legal Review of Trails Policy Waiver	Yes	Yes	Yes	Yes	Yes
Fire Safety Shelter in Place agreement	Yes	Yes	Yes	Yes	Yes