



La Cresta POA 60 Second Wrap-Up

Meeting Date: Sept 4, 2025

Next Meeting Date/Time/Location: Oct 2, 2025 6pm The Corporate Room, Wildomar

Directors Present: Roy Paulson (president), Rick DeAndero (vice president), Paul Gaarenstroom (treasurer and secretary), Michael Ghafouri Censured, Tsun-I Wang Censured, (directors at large)

Main Discussion Points/ Topics:

1. Announcements: No recordings allowed. Elisa's role explained. The audience is allowed to observe only. Because of the chaos at the last meeting, we lost the right to hold our meetings at Wildomar City Hall. Just before this open meeting, someone called the Corporate Room host to state they should cancel the meeting because a riot will break out.

2. Open forum speakers: Brush collection at Liberty Oaks Sept 27/28 and Arboles/Lobo on Oct 18/19. Need volunteers \$15/truckload. A committee chair complained he was recently videoed without his permission. He is not giving permission. He was upset that Director Ghafouri questioned the integrity of his report and his committee's findings last meeting. The reports he provided last month were already given to the directors and he felt this should have been sorted out in the exec meeting and not publicly. He felt physically threatened when Directors Wang and Ghafouri rose to their feet yelling. He stated good leadership should not equal a personal attack, and he wanted an apology from Director Ghafouri, who rebutted the comments.

3. Committee Report Highlights:

- ARC – Lance R gave a brief report on approvals (14) and denials (3).
- Beautification – Barbara M stated no meeting.
- Election Security – Mark McL said no meeting, but committee will continue to educate membership re: proxy rules.
- Finance – Jim K met aug 19. Discussed moving funds for increased earning. POA is invoiced through May. Still on track financially. This report is two months behind (ends July 31). Transferred \$100k to reserve account. Reserve study showed we will be funded 54% by end of year. Special meeting last week approved moving \$128k from operating account to next year's budget (to cover additional expenses). **Vote taken to accept report.**
- Gov Documents – David B said no meeting; waiting for attorney's clarification on several issues. Outreach program- Directors asking members for input/ideas to add to the CCRs/Bylaws. Ex #1: currently we are not allowed to have pigs/goats. Is this something members approve? Ex #2: should we add brush clearance to our documents?
- Heli-Hydrant – David B (informal report) – has been in contact with Rancho and they are interested in two Heli-Hydrants. He said he is frustrated that another candidate has been calling Rancho to verify what Dave is reporting happened. David asked that his committee be allowed to handle this project without interference.
- Neighborhood- No report
- Road – Jeff W reported on 8/18 meeting. There are three matters to address. 1) 2025 pavement project is on schedule with Peters Paving (should start by early Oct). 2) Culvert repairs on Via Serrano/ AZ crossing by Sancon – all parties agree on revised plan of completion. Should be done by end of Sept. Downstream project is done, inspected, accepted. 3) 2025 Pavement Management Project –Met with Bucknam Group Aug 13. A full street survey is scheduled to start this month and completed in early Oct. Roy mentioned possibility of unforeseen expenses (ex: Entrada with steep bank/culverts). If this washed out, cost to repair? Need to present to reserve study next month. Director Ghafouri asked why the new stop signs on Castilla. Jeff explained there is an external trail with three horse crossings and a bus stop. Got 2nd opinion to narrow lanes. Can't use speed bumps. Ghafouri wants see review engineer's report. **Vote taken to accept minutes**
- Trails – Andrew A reported on 8/18 meeting. Four new volunteers. Susan M is acting chair. ZigZag trail slope repaired by ASAP. Hemet Fence to complete their project. Group is working on an interactive map – to present to the board. Trails inspection – Everthrive still has a schedule. **Vote taken to accept minutes**

4. Consent Calendar:

- Three items combined into one vote: Approval of Aug 7th open session meeting minutes, approval of Aug 25th special meeting minutes and approval of July Financials. **Vote taken to accept Approve**
- Everthrive Weed Abatement – emergency approval after member complaints about tall weeds/fire threat. Herbicide spot spraying agreement required weeds to be cut. The \$7k job is complete. Need to ratify this. Director Ghafouri argued POA is not responsible to weed abate. Director DeAndero stated the POA is responsible for safety (fire, etc). **Vote taken to accept ratify**

5. Old Business

- AC reviewed trench drawings to standardize trench thickness if road is opened for repairs. Requires 28-days for comments prior to vote. **Vote taken to approve 28 day period**
- AC suggested decreasing the bond for road work from \$10k to \$5k. Approved by AC chair. **Vote taken to approve \$5k bond proposal**

6. New Business

- Move funds to ML for CD investments **Vote taken to approve**
- Transfer \$100k to reserve account **Vote taken to approve**
- Request for \$2k for holiday events (spring fling, trunk or treat, etc) for last minute needs – debit card can be used to facilitate reimbursement. **Vote taken to approve**
- Request for reimbursement for trails maps (Trails committee) **Vote taken to approve**
- Trails committee requests \$5k for emergency repairs via ASAP (tree down, fence). **Vote taken to approve**
- New members added to Governing Doc, Trails, Neighborhood committees **Vote taken to approve**
- Investigation into discussion outside board meetings proposed. POA attorney stated no violation has occurred and no action required. BOD have free speech rights outside of OS's. Directors can meet at any social events as long as discussion and action are not taken. Social media continues to state "Illegal Meetings" which is not true; no illegal meetings have been held. Director Ghafouri made a motion to hire an independent attorney to investigate this allegation. **Vote taken to approve**
- A request made from a Member for multiple, sensitive documents was made. This will be sent through legal.

7. Open Forum: A committee chair stated no one is immune from personal attacks and again asked for an apology from Director Ghafouri for the comments made last month. A Member asked for a more cohesive POA website with a dedicated 2025 Election page (states this is a state law). Mentioned that two wrong meeting dates provided by the IOE. Wants the Meet and Greets recorded. Unhappy that candidate statements are limited to 200 words. Member stated it is a disservice to not look into the discussions outside of scheduled meetings. This member also addressed the statement by another member who was asking for cooperation with the Heli-Hydrant project and to not call Rancho while they are in the process of negotiations. Director Gaarenstroom pointed out an inconsistency with application of a candidate.

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	Paul G	Rick D	Tsun-I W	Michael G
Approve Finance Report minutes	Yes	Yes	Yes	No	Yes
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Items IV a,b,c Aug 7 mins/Aug 25 mins/July Financials	Yes	Yes	Yes	Yes	Yes
Ratify Weed Abatement	Yes	Yes	Yes	No	No
Approve 28d period for comments for AC drawing	Yes	Yes	Yes	Yes	Yes
Approve Road Opening Bond of \$5k	Yes	Yes	Yes	Yes	Yes
Approve moving 2 CDs to Merrill Lynch	Yes	Yes	Yes	Yes	Yes
Approve transfer of funds to Reserves	Yes	Yes	Yes	Yes	Yes
Approve \$2k debit card for neighborhood events	Yes	Yes	Yes	No	No
Approve \$ for trails maps	Yes	Yes	Yes	Yes	Yes
Approve \$5k for Trails emergency funds	Yes	Yes	Yes	No	Yes

Approve new committee members	Yes	Yes	Yes	Yes	Yes
Approve Hiring Independent Attorney	No	No	No	Yes	Yes