



## La Cresta POA 60 Second Wrap-Up

### Meeting Date: Oct 2, 2025 (Election Results interspersed with this Open Session Meeting)

Next Meeting Date/Time/Location: Nov 6, 2025 6pm at The Corporate Room, Wildomar

Directors Present (Pre Election Results): Roy Paulson (president), Rick DeAndero (vice president), Paul Gaarenstroom (treasurer and secretary), Michael Ghafouri and Tsun-I Wang (directors at large)\*\*\* (Post Election Results):

Roy Paulson, David Boyd, Paul Gaarenstroom, Michael Ghafouri, Tsun-I Wang

Anne Rawlinson, Esq present at meeting.

### Main Discussion Points/ Topics:

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

2. **Open forum speakers:** One member announced she does not allow herself nor her husband to be recorded.

### 3. Committee Report Highlights:

- ARC – Lance R gave a brief report on approvals, denials, ongoing work & bond. **Vote taken to accept minutes**
- Beautification – No Meeting/Report.
- Election Security – No Meeting/Report.
- Finance – Jim K reported on Sept 15 meeting. Discussed moving funds to CDs. Because of dues influx, will move \$250k into a 3 mo CD and \$250k into a 6 mo CD. Items substantially over-budget are legal fees, annual meeting costs, tree maintenance and miscellaneous expenses. Items substantially under-budget are trail maintenance, road easement/maintenance, and committee expenses. Based on last board approved Reserve Study August 7<sup>th</sup>, \$3,145,720 is required for a fully funded RESERVE. Currently funded at 87% (will drop to 57% once road projects are paid for). **Vote taken to accept report.**
- Gov Documents – David B reported committee is working on a 2<sup>nd</sup> draft which is longer, but the language is simpler and doesn't require an attorney to translate. Community outreach letter has been sent out; still waiting for committees and members to give input to the CCRs for consideration. Roy clarified past vote was to ratify a previously approved, attorney provided CCR update (past board decision). **Vote taken to accept minutes**
- Neighborhood- No Meeting/Report.
- Fire Safety (formerly Heli-Hydrant committee) – David B reported this new committee is just rolling out. He spoke with all members, Rancho point person and Rancho grant person. They will work on Heli-Hydrant grant, shelter-in-place, escape routes, call backs, staging locations.
- Road – Jeff W reported on 9.15 meeting. The 2025 paving project should be done by Nov 30 weather permitting. Peters paving construction schedule has been sent out with dates to members. Kudos to committee member Mark Clemons who was able to get Waze and Apple to correct the speed limit on Ave Castilla to reflect 35 mph (still working with Google). The Downstream culvert work is completed. The Sancon project on Via Serrano has an issue with the concrete pour. Testing will be 10/6 week. Tory Walker contract required change order in the amount of \$7500 for inspection services that the board deferred at a prior meeting. Last, Jeff acknowledged Rick DeAndero's work for our community and to the road committee specifically. Director Ghafouri is concerned about vendors used and the quality of their work after rains. Jeff to investigate shoulder options. Culvert cleaning was approved. **Vote taken to accept minutes**
- Trails – Rick reported on Sept 16 meeting. Susan M is moving out of state so Andy B and Rene A will co-chair this committee. Andy is making a virtual map. Easement book will be digitized by Elisa. **Vote taken to accept minutes**

### 4. Consent Calendar:

- Sept 4 Open Session minutes reviewed. **Vote taken to accept minutes**
- Aug Financials discussed. Discussion re: coding Elisa's legal research time from 'misc' to other category. **Vote taken to accept**
- Corporate Room contract for Sept 4/ Oct 2 meetings needs to be ratified. **Vote taken to accept**

- Ratify Calif Safety Agency Contract for Sept 28 annual meeting. Director Wang questioned need for security. **Vote taken to accept**

**5. New Business –**

- Go dark in December (no open session or executive session meetings)
- January 2026 meeting rescheduled to 2<sup>nd</sup> Thursday. **Vote taken to accept**
- Corporate Room annual rental contract (reduced rate) w/ \$50 audio option. **Vote taken to accept**
- Insurance canceled bc of lawsuits. Looking for new policies. Expect significant price increase. Nov 5 is deadline. Old price \$37k. New quote \$63k. Will zoom to approve.
- Tory Walker addendum requires vote. Director Ghafouri is struggling with he believes are vendor errors. Wants new bids/vendors. Jeff W explained to MG the actual error should be placed on Sancon and suggested MG review the contract for a better understanding. **Vote taken to approve**
- Culvert cleaning- historically we use two companies. Annual project. Director Ghafouri wants more bids. **Vote taken to approve**
- Holiday Lighting – lights and swags done annually. Bids obtained for full project (lowest bid \$5950), but beautification committee asking to only decorate 50% streets this year which will reduce this bid. Decision to table pending more info. **TABLED.**
- MDM Auger’s resignation from Gov Doc Committee. **Vote taken to approve**
- AC proposed guidelines (ADUs, metal roofs, driveway guidelines, etc). **TABLED.**
- Flock Cameras – contract renewal \$12,500/year. Director Ghafouri unhappy with cameras. Director Gaarenstroom said without them, the LCPOA murder may not have been solved. Director DeAndero met with sheriff who loves them/ most communities use them. **Vote taken to approve**
- Motion to adjourn for ballot count. **Vote taken to approve (See Election Results BELOW)**
- Litigation committee – Motion made to approve Rick DeAndero as non-voting member. **Vote taken to approve**

**Open Forum:**

- Quarterly Fire Safe Council 3rd Thursday. Topic earthquake shakeup/disaster prep. Questions: contact Susan Hurst.
- Culvert cleanout is not a simple process. Takes a team 3 days with multiple truckloads of dirt removed. Planning to build a cost estimate in the event of a washout.
- Member request made for date/invoice for the CCRs dating back one board.

Sincerely, Roy Paulson  
LCPOA President

**Votes:**

<b>Topic:</b>	<b>Roy P</b>	<b>Paul G</b>	<b>Rick D</b>	<b>Tsun-I W</b>	<b>Michael G</b>
Approve Architect Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Sept Finance Report	Yes	Yes	Yes	Yes	Yes
Approve Gov Documents Committee Minutes	Yes	Yes	Yes	No	No
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Trails Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Sept 2025 Open Session Minutes	Yes	Yes	Yes	Yes	Yes
Approve August Financial Report	Yes	Yes	Yes	No	No
Approve Corp Room Short Contract	Yes	Yes	Yes	Yes	Yes
Approve Security Guard: Special Meeting	Yes	Yes	Yes	No	No
Reschedule Jan 2026 meeting to 2 <sup>nd</sup> Thursday	Yes	Yes	Yes	Yes	No
Approve Corp Room Annual Contract	Yes	Yes	Yes	Yes	Yes
Approve Culvert Cleaning Proposal	Yes	Yes	Yes	No	No
Approve MDM Auger Resignation	Yes	Yes	Yes	Yes	Yes
Approve Flock Camera Contract	Yes	Yes	Yes	No	No
Approve Adjourn for Election Results	Yes	Yes	Yes	Yes	Yes
	<b>Roy P</b>	<b>Paul G</b>	<b>Dave B</b>	<b>Tsun-I W</b>	<b>Michael G</b>
Approve Addition to Litigation Committee	Yes	Yes	Yes	No	No

**Board Election:**

<b>Candidates:</b>	<b>Votes:</b>	<b>Elected:</b>	<b>Term:</b>
MDM Auger	35	---	---
David Boyd	420	Yes	2-years
Steve Brown	187	---	---
Michael Ghafouri	267	Yes	2-years
Roy Paulson	384	Yes	2-years