



La Cresta POA 60 Second Wrap-Up

Meeting Date: Aug 7, 2025

Next Meeting Date/Time/Location: Sept 4, 2025 6pm Wildomar City Hall

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: Meet & Greet #1 August 21 and #2 September 9 From 6pm-8pm at the Johnson's barn. Candidate's statements are with the Inspector of Elections and will be mailed out with ballots on Aug 21. Statements will also be available at the Meet and Greets.

2. Open forum speakers:

Director Gaarenstroom as an individual spoke on CDSac's. He suggested interested residents on these streets should create a task force and collaborate with the road committee and board. The initiation of this project should be made by those supporting the plan. Without the numbers, he doesn't know if he could support it. Firewise Insurance will present information on Aug 12th at a Temecula winery. Contact Susan Hurst for more info. A CDSacs and trail proposal was made to double the dues of all 5-acre properties only (not larger ones) to pay for maintenance of CDSacs with interior trails (present and future) and for trails. Director Wang asked for courtesy as he feels discounted about many board issues. Another homeowner thanked the Johnsons for their graciousness and expressed disappointment by two of our directors who verbally attacked the pro bono attorney. He reminded those directors that they represent the board and us. Another member argued LCPOA's assessments should be used to upkeep, repair and maintain paved CDSacs.

3. Committee Report Highlights:

- ARC – Lance R gave a brief report on approvals (9) and denials (5). **Vote taken to accept minutes**
- Beautification – Barbara M gave brief report. Medieros family received award (ALC/Companero). Committee asked for \$2,500 for Xmas decorations.
- Election Security – Mark M gave report. Reviewed electronic voting; not recommended at this time. Lack of platform support per Powerstone. Completed a letter to educate community. Requested board to post 3 reports on LCPOA website. Mark stated many irregularities were discovered regarding proxy collection and the previously written LCPOA proxy rules were violated. Director Ghafouri repeatedly suggested the reports were lies and accused the committee of attempting to control the election. He wants copies of all supportive documents. Mark responded by stating those documents are all in his report. Chaos ensued. Director Wang said he does not believe that the 117 proxies collected were irregular. Mark said the evidence suggests otherwise and those collecting the proxies did not follow our POA rules. Directors Ghafouri and Wang both yelled at Mark, "You are a liar!" Mark in turn yelled back at them (and S Brown) calling them cheaters because his committee found they violated the POA established proxy collection rules. Director Ghafouri threatened Mark with "You will answer in a court of law!" Code Enforcement came into the room at this point as President Paulson gaveled and asked the participants to stop yelling. Three motions made for 1. Minutes approval for Elec Sec Committee 2. Post the three reports on LCPOA website 3. Release educational letter to membership. Director Ghafouri said letter is misleading and Director Wang accused committee of attempts to sway members. **Vote taken to accept minutes.**
- Finance – Jim K states we are on track, although increased spending on legal. Currently we are at 88% funded however \$750k was spent last month on roads which will lower our reserve funding. Director Ghafouri stated we have too much in our reserves. Jim said that is not correct and in fact we will be underfunded and are not putting enough into reserves. **Vote taken to accept report.**
- Gov Documents – David B reported the committee met: July 9, 16, 23 (Zoom w/ attorney), and 30th. Our existing CCRs are 10 pages long/ attorney states average is about 200 pages. Dave addressed comments from Steve B and MDM Auger last month after they suggested he supported bringing in commercial business based on a proposed paragraph inserted in the updated CCR draft written by the attorney. The attorney explained the paragraph was

intended to give the board some teeth and control over specific instances such as loud events (weddings, etc). Director Wang stated the gov documents will be expensive and he wants to attend the meetings. President Paulson reminded Director Wang he begged Wang to become involved in assorted projects and Wang refused. Director Gaarenstroom added that they really pushed Director Wang to accept the treasurer position, the trails liaison and other activities, but again he refused to take on extra duties. **Vote taken to accept minutes**

- Neighborhood- No report
 - Road – Jeff W reported on 7.21 meeting. The delayed 2024 paving project is completed other than paint touch-up. Paseo de Montanas project moved to ALC (previously approved). Culverts- Sand Con – Arizona Xing Project. The engineering part is complete, and work starts Aug 18 (2-3 weeks) => 24/7 road closures. Huge thanks to Jim K for responding to 100's of emails for this project. Downstream completed culvert lines done (very cost effective). Old business regarding Peter's Paving project (\$419k) => need to add a 10% contingency of \$41,800. Need to add AC guideline modifications for opening/closing roads with utilities, etc. Also increase bond from \$3k to \$10k (because of high quote). **Vote taken to accept minutes**
 - Trails – Susan H is very involved; weeding completed. Committee formation in progress.
4. Consent Calendar:
- July 3 Open Session minutes reviewed. **Vote taken to accept accept minutes**
 - June Financials discussed. Director Wang again questioned \$10k debit card (hasn't been used in 7 mo, but for vendors ie: spring fling to avoid the long process of check reimbursement, etc). **Vote taken to accept**
 - Everthrive – need to ratify work done (weeding). Proposals had gone to wrong dept at Powerstone, leading to delays and overgrown weeds. Because of fire risk, President Paulson approved the weeding. Director Wang wants more bids and is not happy with Everthrive. Susan H stated it is very challenging to get bids in part b/c we have 13 miles of trails not accessible by work trucks. **Vote taken to ratify**
 - Ratify Delinquent Accounts – propose to lien delinquent accounts. **Vote taken to approve**
5. Old Business –
- Motion for adding a performance bond and 10% contingency to Peter's Paving project. **Vote taken to approve**
 - Adv Election Services – Updated contract with additional language. Added a paragraph which follows Calif law. Director Ghafouri states this is an attempt to strong arm the IOE. **Vote taken to approve**
 - Updated Reserve study – performed annually after reviewing the budget. Study showed we had about \$100k more than we expected. Revisions to budget made. Director Ghafouri stated the report was totally fabricated. **Vote taken to approve**
6. New Business
- Association Legal Updates – 3 lawsuits:
 1. Gene Prokhorenko filed Oct '24. LCPOA defense costs will be shown in LCPOA records. No trial date set.
 2. LCPOA vs Michael Ghafouri – April 2025: LCPOA sued MG for breach of Governing Documents and for reimbursement of LCPOA costs for damages to community property.
 3. Justine Brown filed a lawsuit (May 2025) against Avalon and LCPOA for defamation and breach of privacy. The board has filed a claim with insurance company.
 - Proposed Budget draft – Director Ghafouri states unaware of this previously. Says it mixes up trails and landscaping. **Vote taken to approve**
 - Everythrive Contract increase 3% - Director Wang was unclear what is being spent specifically with this vendor. **Vote taken to approve**
 - Propose to post Town Hall powerpoint slides on LCPOA website with supporting court documents pertaining to CuldeSacs and ADUs. **Vote taken to approve**
 - 2024 Audit Report – Director Ghafouri suggested a forensics audit. **Vote taken to approve**
 - 2025 Audit Tax Prep – received two vendor proposals (older vendor \$1,785) and (new vendor \$2,350). Motion to accept older vendor. **Vote taken to approve**
 - Herbicide Treatment – Some homeowners are not weed abating their properties. Elisa is sending out letters to those property owners. Proposal to spray 10' off road. Requires notification and opt out option. Helps with tumbleweeds. Pres Paulson proposed a fall/spring – summer schedule so next year we don't have the big fire risk again. LawnScape (\$16,000 spring/summer and \$4k spot spray). **Vote taken to approve**
 - Gov Documents community outreach proposal - **Vote taken to approve**
 - Xmas decorations \$2500 to Beautification Committee. **Vote taken to approve**

- Trails Liaison – Director DeAndero to replace Gaarenstroom (Paul has too many responsibilities). New members: Andy Brunner and Andrew Agopian (Laurie Dellosa pending app). **Vote taken to approve liaison and members**
- Slope Stabilization on Zig Zag Trail - **Vote taken to approve**
- Board to consider updates to AC Guidelines (trench) - **Vote taken to approve**
- Propose increasing bond to \$10k for road project (from \$3k) - **Vote taken to approve**

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	Paul G	Rick D	Tsun-I W	Michael G
Approve Architect Committee minutes	Yes	Yes	Yes	No	No
Approve Election Security Minutes	Yes	Yes	Yes	No	No
Approve Elec Sec Letter to Members	Yes	Yes	Yes	No	No
Approve Elec Sec 3 reports to LCPOA website	Yes	Yes	Yes	No	No
Approve Finance Report	Yes	Yes	Yes	No	No
Approve Gov Documents Committee Minutes	Yes	Yes	Yes	No	No
Approve Road Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve July 2025 Open Session Minutes	Yes	Yes	Yes	Yes	Yes
Approve June Financials	Yes	Yes	Yes	Yes	Yes
Approve Storm Drain Change Order	Yes	Yes	Yes	Yes	Yes
Approve Everthrive Weed Project	Yes	Yes	Yes	No	No
Ratify Approval for Liens	Yes	Yes	Yes	Yes	No
Approve Paving Project Proposal	Yes	Yes	Yes	Yes	Yes
Approve addition to Adv Elections contract	Yes	Yes	Yes	No	No
Approve updated Reserve Study	Yes	Yes	Yes	No	No
Approve Everthrive 3% contract increase	Yes	Yes	Yes	No	No
Approved Proposed Budget Draft	Yes	Yes	Yes	No	No
Approve Town Hall slides to LCPOA website	Yes	Yes	Yes	No	No
Approve 2024 Audit	Yes	Yes	Yes	Yes	Yes
Approve 2025 Audit	Yes	Yes	Yes	Yes	Yes
Approve Herbicide Program for roadsides	Yes	Yes	Yes	Yes	No
Approve Gov Documents Outreach	Yes	Yes	Yes	Yes	Yes
Approve Xmas Decorations Purchase	Yes	Yes	Yes	Yes	Yes
Approve Trails Committee Liaison	Yes	Yes	Yes	Yes	Yes
Approve Trails Committee Volunteers	Yes	Yes	Yes	Yes	No
Approve Zig Zag Trail Stabilization Project	Yes	Yes	Yes	Yes	No
Approve Trench Project to AC guidelines	Yes	Yes	Yes	Yes	Yes
Approve Increase Bond for Road Project	Yes	Yes	Yes	Yes	Yes