



La Cresta POA 60 Second Wrap-Up

Meeting Date: July 2, 2026

Next Meeting Date/Time/Location: Aug 6, 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. Will begin with carry-over open forum requests from last month due to running out of time. A time savings measure to be implemented now will be to allow each Director only one chance to discuss topics with 1 minute limit prior to a Board vote.

2. Open forum speakers: Speaker Barbara B mentioned that the Powerstone financials are redacted and she questioned why as she believes that violates the D-S Act. Next, she stated she wanted the POA to settle with Gene P. She believes the case could be lost and our insurance might not cover it. Speaker Michael G discussed his 'gripes' with being on the Board. He wants to have time to discuss what members ask him to talk about. Elisa needs to get Roy's permission to add topics to the agenda. He wants it known why he votes no on particular topics. Note: Roy stated that Michael was speaking as a resident and not a Board Director. Speaker Tsun-I W brought up several issues. He wanted all to show him courtesy and respect. He felt Director Boyd speaks too long during his clip board presentations, and Tsun-I is not allowed the same. Speaker Jeff W wants to know the progress on the helicopter that lands on Castilla between Caballos and ALC. This is a larger helicopter and believed to be potentially dangerous to the local community. It presents a clear violation (nuisance). Despite a \$100/mo fine that can be applied, AB130 has an exception for hazardous activities. Take off / landings put neighbors at risk which includes spooking horses on the trails. Elisa just got a phone number and email for code enforcement and is waiting for a case number. Director Gaarenstroom filed a complaint with the FAA so they are now on record. He stated if only 1 or 2 neighbors file a complaint, this is not enough to get the FAA's attention. More folks need to file a complaint. The owner has requested a helipad (not happening) and is now landing on sod. Speaker Susan H found a RivCo person that anyone can contact to report fire hazards (weeds, etc). This will be posted on the website. The reflective green/white signs are available again (see Susan for the forms). She states RivCo ordinance code 655 refers to "Dark Sky". Our Board cannot do much about neighbor's lights being unsightly or too bright, but RivCo can.

3. Committee Report Highlights:

- **ARC** – Lance R highlighted 8 approvals, 3 extensions and 1 conditional approval. There was a debate over metal roofs and which type are allowed. The house / barn on Centro have matching roofs despite being metal (allowed), but appearance is polarized (some like it and others don't). **Vote taken.**
- **Beautification** – Pam H recruited David S to assist with banner install. Roy commented on the new, beautiful monument signs (250 year and Board meetings). Audience applauded support. Elisa has needed info to contact property owner (Trails POA) next to monument re: fence replacement. Need to verify LCPOA funds can pay for Trails fence repair. Director Wang wants to just replace damaged boards to save \$\$ **Vote taken.**
- **Communication** – Claudia L announced the new website is ready for review. LCPOA.com They are looking for favorite vendor referrals for the local resources page (vets, mobile groomers, pool cleaners, etc). Powerstone website will remain in force (includes many documents plus prop owner billing/statements, etc). Temporary password for LCPOA.com is: Plateau **Vote taken.**
- **Election Security Meeting** – Steve C announced no meeting.
- **Finance** – Jim K announced the ML 3 and 6 mo CD's were re-invested; interest rates are 3.90% and 3.95%. Bad debt is reduced (because of current Board's enhanced collection policies) by \$17,896 resulting in a surplus of \$66,540. This policy change has resulted in getting old debts owed to the Association paid. Vendors, however, are still behind in getting invoices to the Association. We are currently funded at 70.8%. Director Wang asked why \$22k is still owed from reserves and this was not authorized by the treasurer. Elisa confirmed this was not a scheduled transaction and she will get the details from the email sent out (by CPA/Controller). Director Ghafouri asked why late vendor

submittals are allowed and made some suggestions (30d to pay, interest if not). He also wanted to know why so much money went from reserves to operations, but Director Gaarenstroom corrected him that it had not happened.

Vote taken.

- Governing Documents – David B stated all bylaws were reviewed and CCRs remain in the hands of the attorney for her review. Will send Bylaws to attorney next. Additionally, the Board hired an independent attorney to provide a comprehensive set of guidelines for ADUs in the POA. Goal is to maximize control the Board and the AC have over the construction of these structures. This document mandates poured concrete foundation, no chassis, geo study for compaction, etc. Appearance will also be controlled. The guidelines will be sent to the AC and the Gov Doc committee. Director Wang stated our CCRs state no Mobile Homes and wants that language in the new CCRs. Director Ghafouri asked how much the Gov Doc committee has spent (A: approx. \$15,000) and he wondered when the Board approved this expense. A: The committee charter states they will develop the updated document, and this requires legal to support them. **Vote taken**
 - Fire Safety – David B reported 3 properties are now available for shelter in place. This would be a last-ditch option and it is best to get large animals off the hill when possible. No meeting or minutes.
 - Litigation – David B reported we have currently spent \$285,115.70. The Gene P settlement hearing date was changed to July 7, and the trial is set for August. The Justine Brown suit was dismissed without prejudice (it was filed and not served).
 - NOTE: Director Gaarenstroom stated Steve Brown recently posted a photo of a non-redacted check written by LCPOA for a Road committee appreciation dinner. It was posted on Next Door with a *global setting* meaning this has been visible through much of Riverside County (as opposed to plateau only). Specifically, Powerstone's LCPOA checking account info including the routing number, account number, signature are all visible via his post. This has been taken very seriously. Powerstone raised the fraud alert, cancelled the account, cancelled and reissued all outstanding checks. Legal was consulted. This put our Association's account in jeopardy. Director Gaarenstroom also stated that Steve B, as a member of LCPOA, had the right to receive a copy of the check if requested from Powerstone. However, had he specifically requested a copy, it would have been redacted (black lines through the sensitive information). The check Steve posted was not redacted. That made Director Gaarenstroom wonder, how exactly did Steve get a copy of the NON-redacted check? Elisa assured all she did not give Steve a non-redacted check. Powerstone only gave copies of that non-redacted check to the 5 Board Directors via their Board packets. Some contentious conversation amongst the Board. Director Ghafouri was upset that he is just hearing about this. He argued that the assumption is that it was he or Director Wang who released the non-redacted check to Steve B. He further stated, in his opinion, the increase in legal fees is not due to lawsuits, but rather it is due to other Directors relying on the attorney for most things. Director Gaarenstroom firmly stated he never accused Directors Wang nor Ghafouri of giving a copy of the un-redacted check to Steve B.
 - Road – Jeff W presented the following: The 2026 Road Improvement Project contract for Ben's Asphalt is completed and they will soon have a timeline. Culvert repairs – triage list has gone to Tory Walker. All plans, estimates, specs should be ready by mid-August. Storm water mitigation – Powerstone stated Don Dixon did not have the proper contractor's license so ASAP cannot do this project. Will need to revoke prior approval/contract. X-walk at Centro and ALC – this is working. All batteries are replaced. The invoice will be reviewed with a goal this will be treated as warranty work. **Vote taken.**
 - Neighborhood – Kajsa was not present. Elisa stated the Corner Carnival will be a great community event and will follow the July 4th parade. Slip and slide, games, food.
4. Consent Calendar –
- May and June OS Minutes **Vote taken**
 - April and May Financials **Vote taken**
 - Lien Approvals **Vote taken**
5. Old Business -
- Code of Conduct – Directors Wang and Ghafouri opted not to sign it.
 - Closure of First Citizens Reserve Account- all CDs were matured and have been transferred to ML. Motion was to close this account. **Vote taken**
 - Prior discussion re: withdrawing approval for ASAP's estimate over wrong contractor's license. **Vote taken**
 - Executive Committee – consider Director removal. Director Wang chairs a committee which includes himself, Directors Boyd and Gaarenstroom – purpose evaluate the complaints made against Director Paulson's property. Director Wang proposed removing Director Boyd from his committee. When asked why, Director Wang stated that

Dir Boyd has taken over the minutes and involved legal. Dir Wang felt he is being manipulated. Dir Gaarenstroom stated Dir Wang had not taken on his role as the chair for a full month. Dir Boyd made a second motion to dissolve this committee as their work is completed and all is in the hands of the attorney to resolve the complaints re: Dir Paulson's property. **Vote taken x 2**

6. New Business –

- Corporate Room monthly Board meeting venue – Jan through Nov 2027. Will check if contract allows a 30day cancellation. **Vote taken**
- Nominating Committee Volunteers – Gene and Barbara Miller and Marie Seymour volunteered to serve on the 2026 committee. Director Ghafouri stated no need for this committee and wanted to know if a call for volunteers was sent out to all members. **Vote taken**
- Neighborhood committee request reimbursement for \$554.50 expense (Spring Fling). **Vote taken**
- California Xmas Lighting expense \$6480 for holiday decorations. Dir Ghafouri wanted to recruit volunteers to decorate to save \$\$ **Vote taken**
- Beautification committee request for funds to replace fence (Trails) by monument – Need more info.
- Owner appeal for AC's decision – vote to support AC's decision. **Vote taken**
- Charters for all Board committees – goal to add all to the new website. Discussion only.

Sincerely, Roy Paulson
LCPOA President

Votes:

Topic:	Roy P	David B	Paul G	Tsun-I W	Michael G
Approve Architectural Committee Minutes	Yes	Yes	Yes	No	No
Approve Beautification Committee Minutes	Yes	Yes	Yes	Yes	Yes
Approve Communications Committee Min	Yes	Yes	Yes	Yes	Yes
Approve Finance Committee Minutes	Yes	Yes	Yes	No	No
Approve Gov Docs Committee Minutes	Yes	Yes	Yes	No	No
Approve Road Committee Minutes	Yes	Yes	Yes	No	No
Approve May & June Open Session Mins	Yes	Yes	Yes	No	No
Approve April and June Financials	Yes	Yes	Yes	No	No
Approve Liens	Yes	Yes	Yes	Yes	No
Close First Citizen's Account	Yes	Yes	Yes	Yes	Yes
Cancel ASAP Bid	Yes	Yes	Yes	Yes	Yes
Exec Committee – remove Dir Boyd	No	No	No	Yes	Yes
Exec Committee – dissolve this committee	Yes	Yes	Yes	-----	-----
Corporate Room Venue for 2027	Yes	Yes	Yes	Yes	Yes
Nominating Committee Volunteers	Yes	Yes	Yes	No	No
Spring Fling Reimbursement	Yes	Yes	Yes	Yes	Yes
2026 Holiday Lighting Contract	Yes	Yes	Yes	No	No
AC Owner Appeal	Yes	Yes	Yes	Yes	No