

# LEMONWOOD

H O M E O W N E R S

## HOMEOWNERS MEETING MINUTES — DEC. 5, 2023

The meeting was called to order by Mike at 4:33 pm. Residents in attendance: 35

Board members in attendance: Mike StaffordCrane (Chair), Carla Thompson (Vice-Chair), Phyllis White (Treasurer), Norma Nick Taylor (Member-at-Large), Ralph Trigo (Safety) and Beverly Mason (Secretary).

### Welcome From the Chair

- The Minutes from last month were approved

### Treasurer's Report: Phyllis (no report given — numbers provided later):

October 31, 2023: Balance	\$9,829.94
No Income	\$0
Nov. 7 — Michael Stafford-Crane — Check #1188 (TV Cover)	(127.13)
November 30: BALANCE	\$9,702.81
ACCOUNTS:	
Checking	\$9,007.81
Legal Fund	\$690.00
Savings	\$5.00
November 30: BALANCE	\$9,702.81

### Committee Reports:

- Welcomer's Report: Roberta was absent and no report was given.
- Social Committee (Eveline and Hazel) — Eveline reported that:
  - They put up the Christmas decorations.
  - The Christmas Social is coming up on Sunday, Dec. 10, from 2 to 4 pm:
    - Wine, cheese, crackers and Christmas carols!
    - Karaoke machine
    - Bake sale (bring your contributions before the event starts)
    - No sign-up required
  - NYE Potluck on Sunday, Dec. 31, from 6 to 9 pm
    - Tickets are \$3
    - There will be a DJ
    - Sign-ups required on 12/19 (so they know how many to plan for)
- Sunshine Ladies (Adrian and Elizabeth) — Adrian reported:
  - Nine cards were distributed (eight sick and one sympathy)
- VMRC Report: Ralph
  - There was a meeting a couple of weeks ago at Patrician.
  - The January meeting will be held at Lemon Wood.
- Emergency Response: Ralph
  - He will be meeting with the block captains this month to define structure and function.
- Speakers Committee (Carla and Mike):
  - **January 9 (second Tuesday, instead of first Tuesday, from 4 to 5:30p instead of 4:30 to 5:30p):**
    - Scam awareness presentation by the Ventura District Attorney's office.
    - Bring friends and family from outside Lemon Wood.
    - Mike did a 4.5 hour course from the same people and there was a ton of good info.

# LEMONWOOD

H O M E O W N E R S

- February: We will attempt to get Jim Duran and Brett Reed to present barranca update.

**Speaker:** Linda Phipps (Thanks to Gina for her help with the A/V part of the presentation)

- Presentation and demonstration of “Tai Chi: Moving for Better Balance”
  - Linda is a volunteer instructor for Retired Senior Volunteers (RSVP) in Oxnard, and was trained by a “master.”
  - Classes are Tuesdays and Thursdays at Lemon Wood in the multi-purpose room.
    - 60 minutes, twice per week for 12 weeks.
    - Regular attendance is necessary due to the building-block nature of the exercises.
    - The January class is almost full, but lessons will continue throughout the year.
    - Federally subsidized: One of three programs endorsed by the Center for Disease Prevention and Control.
    - Designed for age 50+, the dance-like movements improve balance, sleep, mental and physical well-being, and more!
    - Although tai chi does provide exercise, these classes focus on fall prevention.
      - Falls are a leading cause of injury/death and incur \$31 billion in Medicare expenditures.
  - Lemon Wood resident Estrella and Chairperson Mike gave a demonstration of all eight “forms,” which are derived from the “Yang” style.
  - 10 attendees rated all fives on the evaluation form

## **Old Business:**

- Mike gave a brief update on the homeless encampments in the Barranca:
  - There is a “No Trespassing” Authority letter on file with the City.
    - Police can enter property with posted signage to cite, not arrest, violators.

## **New Business:**

- A website has been launched for homeowners:
  - URL is: [lemonwoodhomeowners.com](http://lemonwoodhomeowners.com)
  - For now, Beverly will monitor incoming emails, which are sent to: [lemonwoodhomeowners@gmail.com](mailto:lemonwoodhomeowners@gmail.com).
- Big-Screen Movie Matinee (hosted by Gina, Cathy and Sarah):
  - 2pm on Fridays — Dec. 8 movie is *Elf*.
  - Popcorn will be served, but bring your own beverages.

## **Open Discussion:**

- A homeowner reported on a custom security system that she is installing, with cameras that can be viewed from your phone.
  - Ron McDonald is starting a new business to sell these systems.
  - No monthly fee
- Trespassers:
  - A resident reported that non-residents are entering the property and using the pool/hot tub and facilities before 7am.
    - One trespasser was here all night, using the TV and kitchen.
    - She feels that we need someone to guard the gates and security cameras should be installed.

# LEMONWOOD

H O M E O W N E R S

- She has let Pam know about it.
- Lisa from Sun reported that, although they are locked at 5pm, the sauna doors can sometimes be left open when residents use the facilities after-hours.
- Homeowners can document transgressions and report them to Pam and the higher-ups at Sun.
- The streets in three cul-de-sacs are being repaired (Elliott, Whitman and Faulkner), starting tomorrow:
  - This is a start, but there are more streets that need repairs.
  - Is it the same company that did the poor work previously?
- Gina StaffordCrane suggested forming a group of volunteers to reinstitute managing a space in the clubhouse for residents to drop off excess produce.
- Jigsaw puzzles were donated to the library collection.

**Raffle drawing by Ralph.**

**Upcoming meetings:**

- **January 9 (second Tuesday) at 4 pm (note special time and date)**
- February 6 (first Tuesday) at 4:30pm
- March 5 (first Tuesday) at 4:30pm

**Meeting was adjourned at 5:35 pm.**