



HOMEOWNERS MEETING MINUTES — May 7, 2024

The meeting was called to order by Mike at 4:30pm. Residents in attendance: 29.

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):

March 31, 2024: Balance	\$10,482.08
No Expenses or Income	0.00
April 30, 2024: BALANCE	\$10,482.08
ACCOUNTS:	
Checking	\$9,877.08
Legal Fund	\$600.00
Savings	\$5.00
April 30, 2024: BALANCE	\$10,482.08

Committee Reports:

- Welcomer's Report (Roberta): Welcomed three new residents.
- Social Committee (Eveline and Hazel):
 - Eveline reported that the DUCK DERBY on Saturday, May 4 was a huge success!
 - Upcoming events (see the newsletter and our website "Events" page for more info):
 - **SUMMER BRUNCH** on Saturday June 8 from 10am to noon / Tickets are \$10 each:
 - Sign up at the clubhouse on Thursday, May 30 (10am to noon and 2 to 4pm).
 - **INDEPENDENCE DAY CELEBRATIONS:**
 - Barbecue: Wednesday, July 3 from noon to 2pm / Tickets are \$7 each
 - Sign up at the clubhouse on Tuesday, June 25 (10am to noon and 2 to 4pm).
 - Parade: Thursday, July 4 at 2 pm
- Sunshine Ladies (Adrian and Elizabeth):
 - Elizabeth reported that four "Get Well" cards were distributed.
- VMRC Report: (Ralph):
 - The next VMRC meeting will be held May 15 at 2pm.
 - Location: Patrician Mobile Home Park, 4700 Aurora Drive, Ventura
- Safety (Ralph):
 - Mike reported that he met with our four Block Captains and discussed the duties and responsibilities of the First Responders.
 - Job descriptions for the First Responders are being reviewed and updated.
 - Block Captain Jim announced that there are ongoing discussions regarding how the community should be divided, based on the special needs of some residents.
- Speakers (Mike and Carla):
 - Future meetings may include:
 - Pam from Sun Communities (June 4)

LEMON WOOD

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- Demonstrations/presentations of various Lemon Wood activities, e.g., Song Circle, Line Dancing, Writers' Group, etc.
- A video presentation about the history of the Channel Islands.
- Possible onsite service providers to be made available, e.g., mani-pedi:
 - Suggestions from the attendees: Pottery classes and massage therapy.
- **Speaker:** Beverly Mason gave a presentation of a proposed Lemon Wood Homeowners' website.
 - The URL is: <https://lemonwoodhomeowners.com/>
 - The Board approved a six-month trial period for the hosting costs (\$10/month).
 - Beverly is donating her time to create and maintain the site.
 - The site counts visitors, so if you want to keep the site, please visit.
 - Beverly demonstrated how to access info that is not always available in the printed newsletter:
 - A calendar of community activities, which can be revised throughout the month with updates, e.g., cancellations, time changes, etc.
 - We need volunteers who will provide this info to Beverly.
 - Links to resources in PDF format, including our Bylaws, previous meeting minutes and PowerPoint presentations.
 - Also included in the site:
 - Links to the online edition of the current newsletter, as well as previous editions.
 - Informational pages about Lemon Wood news, activities, events, and services.
 - A gallery where residents can post their images and videos.
 - A contact form to submit comments/questions.
 - Suggestions are welcome. Send to Beverly via the contact page or directly to our email address:
 - Lemonwoodhomeowners@gmail.com
 - Attendees requested the following additions:
 - Contact info for Sun management/office staff. (This will be added to the "contact" page.)
 - Info about current events in Ventura, e.g., live music. (Links will be provided.)
 - Games — like the ones in the printed newsletter. (Beverly will research.)

Old Business:

- Ralph gave a report about the community-wide yard sale on April 20.

New Business:

- A neighbor mentioned a possible shed break-in on Pollock Lane that wasn't verified or reported to authorities.
 - **UPDATE: Pam followed up with the homeowner and there was NO break-in.**
- Movie on Friday May 10: "**Now You See Me**":
 - Read all about it in this month's newsletter.
 - Online edition: <https://lemonwoodhomeowners.com/newsletter/>
 - Popcorn provided. Bring your own beverage.
- On June 4, we will discuss whether to move the July meeting to a different date.

Open Discussion:

- A comment was made about the availability of multiple termite treatments available to residents.

LEMONWOOD

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- Several people raised hands when asked: “Did you miss the printed announcement about the meeting that was NOT delivered to mailboxes this month?”

Raffle drawing: The \$20 winner was: Jim Cooke.

Speaker evaluations: A total of 12 were submitted — all 5’s (10), all 4’s (1), 1 and 2 (1).

Upcoming meetings: June 4, July 2 (TBD at next month’s meeting) and August 6, at 4:30pm.