

# LEMONWOOD

H O M E O W N E R S

## HOMEOWNERS MEETING MINUTES — June 4, 2024 (Revised July 9, 2024 — Corrections are highlighted in yellow)

Mike called the meeting to order at 4:32pm. Residents in attendance: 38.

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 by the Board.
- Mike wished everyone a HAPPY PRIDE MONTH. “Never forget Stonewall, Pulse and Club Q.”

### Treasurer’s Report (Phyllis):

<b>April 30, 2024: Balance</b>	<b>\$10,482.08</b>
Income:	
Greg Yuhas, Recycling	227.00
Expenses:	
Michael StaffordCrane (Call-Em-All Credits)	(60.12)
Weston/Mason Marketing (Website hosting for previous six months)	(60.00)
Beverly Mason (Meeting refreshments for previous eight months)	(189.29)
Adriane Summer (Cards for Sunshine Ladies)	(4.85)
<b>May 31, 2024: BALANCE</b>	<b>\$10,394.82</b>
ACCOUNTS:	
Checking	\$9,789.82
Legal Fund	\$600.00
Savings	\$5.00
<b>May 31, 2024: BALANCE</b>	<b>\$10,394.82</b>

### Committee Reports:

- Welcomer’s Report (Roberta was absent)
- Social Committee (Eveline and Hazel):
  - Hazel announced upcoming events (see the newsletter and our website “Events” page for more info):
    - **SUMMER BRUNCH** on Saturday June 8 from 10am to noon
    - **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 2pm
- Sunshine Ladies (Adriane and Elizabeth):
  - Adriane reported that five “Get Well” and two “Sympathy” cards were distributed.
- VMRC Report: (Ralph):
  - The next VMRC meeting is June 19 at 2pm.
  - Location: Lemon Wood clubhouse — Please attend and get involved.
  - He is concerned because the Ventura Rent Control board was disbanded.
- Safety (Ralph):
  - Ralph met with our four Quadrant Leaders and distributed handouts for their duties and responsibilities, as well as those of the First Responders.

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- After they are reformatted, the handouts will be posted on the website under “Resources.”
- Ralph spoke with Bret Reed (Fire Marshall) about the long grass on the Edison field.
- Pam mentioned that Edison is exploring alternatives that will not require upkeep as often.
- Speakers (Mike and Carla):
  - Next month: The Lemon Wood “Song Circle” will be performing.
- Possibilities for future months:
  - Additional Lemon Wood activities
  - Ventura Police Department
  - A video presentation about the history of the Channel Islands
- Website (Beverly): The Calendar and web pages were updated with details and/or flyers.
  - [lemonwoodhomeowners.com](http://lemonwoodhomeowners.com):
    - Newsletter: <https://lemonwoodhomeowners.com/newsletter/>
      - The June edition is now available. The May edition is in the “Archives.”
    - Activities: <https://lemonwoodhomeowners.com/activities/>
      - Tai Chi is on hiatus until August 6.
      - Water Fitness returns (weather permitting) on Mondays and Thursdays, from 3 to 4pm.
        - NOTE: No classes July 1–12.
      - Friday Matinee: June 8 “Knives Out”
    - Events: <https://lemonwoodhomeowners.com/events/>
      - In-N-Out Burger Bash (Hosted by Sun Communities)
        - June 28, from 3 to 5pm. View flyer on the website.
        - Pick up your FREE ticket from the office (please call first).
    - News: <https://lemonwoodhomeowners.com/news/>
      - Meeting dates have been updated and May minutes were added to the “Archives.”
    - Games: <https://lemonwoodhomeowners.com/games/>
      - Word-Search games have been added to this new page (located in the “Things to Do” navigation dropdown), along with links to third-party game sites:

**Speakers:** Pam O’Callahan and Aracely Gonzalez (Regional VP) from Sun Communities:

- Entrance gates have been painted and streetlights have been washed and painted.
- No pass-throughs this year.
- Several repairs are in progress, e.g., roof leaks.
- Pam could install benches in some of the old trash-bin enclosures, which have been cleaned out.
  - Attendee suggestion: Put a roof and doors on several and rent to residents for storage.
- Regarding traffic concerns:
  - Contrary to previous reports, the speed limit sign is posted at the Johnson entrance.
  - Attendee comments/suggestions:
    - The Board presented Norma’s “Take Back Our Sidewalks” Initiative to Pam and Aracely.
    - Add stop signs to Remington after entering on Johnson.
    - Trim the tall agave plants that are blocking the stop signs on Browning.
- Regarding the pool:
  - The heater was fixed after a 24-hour malfunction.
  - One attendee complimented recent improvements in cleanliness.
  - Another attendee suggested additional “beautification” possibilities for the deck area:
    - Pam is open to suggestions, however the plants that are on the deck now are suffering from over-watering by residents. Management waters every Friday, so please don’t supplement.

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- Attendees reported that street gutters are full of sand and asphalt (from the deterioration of the slurry coating) and the maintenance crew is not cleaning:
  - Per Pam: Currently, gutters are cleaned “as needed.” She will inspect them and consider adding this chore to the monthly schedule.
  - NOTE: It is the responsibility of the homeowner to clean under their gutter covers.
- Additional attendee comments/suggestions:
  - The landscaping is looking great!
  - Some trimming is needed on the golf course.
  - Remove the non-functioning pump from the lower lake.

## Old Business:

- The shed break-in reported on Pollock Lane turned out to be a false alarm.
- Printed announcements about the Homeowners meeting will no longer be delivered to mailboxes.
  - Homeowners should have received a “Call-Em-All” phone call about the meeting.
- The July meeting is rescheduled for July 9 due to the Independence Day festivities.

## New Business:

- Board elections are in September. A sub-committee will be formed in July for nominees, etc., and a sample ballot will be distributed at the August meeting.
- The Movie Matinee on Friday June 7 will be “**Knives Out**”:
  - Read all about it in this month’s newsletter (available online) and on the “**Activities**” page:
  - Popcorn provided. Bring your own beverage.

## Open Discussion:

- A concern was raised about not receiving Fire Safety information in the future.
  - Pamela Bowman, 188 Browning, agreed to be our point of contact for communication with the Fire Marshal, Brett Reed. Residents who have concerns about the Edison field next to the barranca, e.g., weed abatement, should text or call her at 619-987-7385, or email: pbowman313@rocketmail.com.

**Raffle drawing:** The \$20 winner was Andy Palafox!

**Upcoming meetings:** July 9, August 6, and September 3 at 4:30pm.