

# LEMONWOOD

H O M E O W N E R S

## HOMEOWNERS MEETING MINUTES — October 1, 2024 (rev 3)

Mike called the meeting to order at 4:30 pm. Residents in attendance: 16

Board members in attendance: Mike StaffordCrane (Chair), Phyllis White (Treasurer), Norma Nick Taylor (Member-at-Large), Tim Belton (Member-at-Large) and Beverly Mason (Secretary).

### Welcome From the Chair

- The Minutes from last month were approved by the Board.

### Treasurer's Report (Phyllis): September 1 through 30, 2024

<b>August 31, 2024: BALANCE</b>	<b>\$10,775.18</b>
Expenses:	
Michael Staffordcrane (Popcorn machine)	(\$342.12)
<b>September 30, 2024: BALANCE</b>	<b>\$10, 433.06</b>
ACCOUNTS:	
Checking	\$9,828.06
Legal Fund	\$600.00
Savings	\$5.00
<b>September 30, 2024: BALANCE</b>	<b>\$10,433.06</b>

### Committee Reports:

- Welcomer's Report (Roberta was absent): No report.
- Social Committee (Eveline and Hazel) — Eveline reported on upcoming events:
  - Halloween Party
    - 5 to 8 pm on Halloween Night (Thursday 10/31)
    - A variety of pizzas will be served, plus dessert.
    - Tickets are \$15.
    - Sign-ups are on Monday, October 21, from 10 am to noon and 2 to 4 pm.
  - November: No events
  - December: Info to come on the Holiday events.
- Sunshine Ladies (Adriane and Elizabeth) — Elizabeth reported:
  - Five sympathy and two "Get Well" cards.
  - Thanks to all who helped over the past couple of months.
- VMRC Report (Ralph):
  - They are not disbanding.
    - Next meeting: At the Lemon Wood Clubhouse on Wed., October 23 at 2pm.
- Emergency Response (Mike): Nothing to report.
- Speakers (Mike and Carla) — Mike reported:
  - October: Possibly Pam from Sun Management
- Movie Matinee on Friday, Oct. 4, at 2pm:
  - Popcorn provided. Bring your own beverage.
  - The film is "**Hocus Pocus**" — Read all about it in the newsletter.

### Old Business:

- Board elections:
  - 44 ballots were submitted at the September meeting

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- A special Board meeting was held to elect Officers:
  - Chair: Mike
  - Vice-Chair: Carla
  - Management Communications: Norma
  - Secretary: Beverly
  - Phyllis: Treasurer
  - Member-At-Large: Tim

## **New Business:**

- Letter from Sun regarding our annual rent adjustments:
  - Automatic adjustment is based on changes to the Consumer Price Index (CPI): +3.2% in 2024
  - Capital improvements (previously \$34.22 monthly): Decreased by \$12.99 monthly to \$21.23
  - Mike fielded phone calls from several confused residents.
    - He gave a brief explanation of the charges
    - He also prepared an explanatory flow chart and will share it with anyone who is interested.
- Mike reported about the Ventura Senior Men's group (VSMG):
  - Meets twice per month on the first and third Tuesdays, from noon to 1:30pm
  - Men 50+ are welcome.
  - All topics are open for discussion except religion and politics.
  - The 45-minute lunch is followed by a 15-minute business meeting and a 30-minute speaker.
  - Lunch costs \$25 but the first one is free!
  - See flyer in the newsletter and on the website @ [lemonwoodhomeowners.com/news](http://lemonwoodhomeowners.com/news).

## **Open Discussion:**

- The "Voice Shot" phone calls regarding Lemon Wood Homeowners meetings, etc., display a phone number which belongs to Phyllis. Please add this to your contacts as the "Homeowners Board."

**Raffle drawing:** Congrats to the \$20 winner: Katie Bochum!

**Upcoming meetings:** November 5, December 3 and January 7, 2025, at 4:30pm.

**Meeting was adjourned at 5:00 pm**