

LEMON WOOD

H O M E O W N E R S

HOMEOWNERS MEETING MINUTES — November 5, 2024

Mike called the meeting to order at 4:30 pm. Residents in attendance: 28

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

Welcome From the Chair

- Mike announced that the “Voice Shot” phone calls regarding Lemon Wood Homeowners meetings, etc., now inadvertently displayed “Lemon Wood” on the caller ID.
- The Minutes from last month were approved by the Board, with one minor correction.

Treasurer’s Report (Phyllis): October 1 through 31, 2024

September 30, 2024: BALANCE	\$10,433.06
Income:	
John O’Neal (Recycle)	\$239.00
October 31, 2024: BALANCE	\$10, 672.06
ACCOUNTS:	
Checking	\$10,067.06
Legal Fund	\$600.00
Savings	\$5.00
October 31, 2024: BALANCE	\$10, 672.06

Committee Reports:

- Welcomer’s Report (Roberta): One welcome for Sally Coleman at 120 Frost Circle.
- Social Committee (Eveline and Hazel were absent) Mike gave the report:
 - There will be no events in November.
 - December events:
 - Holiday Dinner hosted by Sun on Thursday, Dec. 5 from 5:30 to 8:30 pm
 - Tickets are free to residents who sign up by Monday, Nov. 18 at the office.
 - Alcohol will not be served, but you are welcome to bring your own.
 - Details available in the newsletter and on the website.
 - Christmas Social: Sunday, Dec. 8 (more info to come)
 - New Years Eve Party: Tuesday, Dec. 31 (more info to come)
- Sunshine Ladies (Adriane and Elizabeth) — Adriane reported:
 - Two sympathy and two “Get Well” cards were distributed.
 - Please let them know if you are aware of anyone who should receive a card.
- VMRC Report (Ralph):
 - Attendance was low at the October VMRC meeting (Lemon Wood / Wed., October 23 at 2 pm).
 - Next Meeting: Marina Park, on Wednesday, November 20 at 2 pm.
 - GSMOL (Golden State Manufactured-Home Owners League @ GSMOL.org) will be hosting a virtual Mobile Home Townhall featuring GSMOL’s attorney, Bruce Stanton, on Saturday, Nov. 9 at 10 am
 - Topic: Interference with Mobile Home Sales, followed by Q & A
- Emergency Response (Mike):
 - The committee is still in the process of identifying “first responders.”
- Speakers (Mike and Carla) — Carla reported:
 - December: Ventura Police Dept. — Neighborhood Watch division

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- Possible future topic: Surviving the death of a spouse or child.
- Movie Matinee on Friday, Nov. 8 at 2pm:
 - Popcorn provided. Bring your own beverage.
 - The film is “**Saint Vincent**” — Read all about it in the newsletter.

Guest Speaker: Pam O’Callahan from Sun Management

- Ryan has left Lemon Wood and they are looking for a replacement. Tibo is still on staff.
 - Since they are short one person, please be patient with maintenance requests.
- An outside vendor has been hired to maintain the pool (not including the deck):
 - Tuesdays and Fridays are scheduled for pool cleaning, subject to change.
- The pool is scheduled to be replastered in 2025 or 2026, with no pass-through for homeowners. The sauna has been replastered already. Resurfacing is recommended every 12 to 13 years.
- Gutters: Please contact the office about specific street gutters that require cleaning.
- Street paving: The slurry that was previously applied poorly is being replaced, one section at a time, but there is no firm schedule.
- Road signs: No additions are planned beyond the signs that were recently installed.
- Report speeders to management (company name, truck number and/or license plate numbers are helpful).
- The roof was leaking in the two game rooms due to heavy rains last year. The flashing was identified as the culprit and has been sealed. The ceilings have been repaired.
- Water was seeping from an exterior planter into the social committee’s storage area. The leak has been fixed.
- Adding Cornhole to the Bocce Ball Court:
 - Pam agrees that this is a “very cost-effective suggestion.”
 - Residents will be polled.
 - A question was raised about where to store the equipment when it’s not in use.
- The old trash receptacles will probably be removed. Other suggestions are murals, storage units and seating.
- Additional benches may be added throughout Lemon Wood.
- Operational issues with the entrance gate on Johnson were discussed.
- Solar awning lights are on timers and the solar company will need to address any issues.

New Business:

- John O’Neal (Recycling):
 - Wine bottles are heavy and the pay-off is small, so they will no longer be collected:
 - \$1.70 per pound of aluminum and \$1.30 per pound of plastic vs. 10 cents per pound of glass.
 - Other types of glass bottles will still be accepted, e.g., beer, water and soda.
 - Harrison will recycle wine bottles if you put them in your recycling bin, or you can redeem them yourself for 3 cents per bottle.
 - Please crush your plastic bottles if possible.
 - Bottle caps can be left on or off.

Open Discussion:

- Some of the chairs in the all-purpose room need cleaning.

Raffle drawing: Congrats to the \$20 winner: Sherri Gillespie!

Meeting was adjourned at 5:00 pm

Speaker Evaluations: Five all fives and one all threes.

Upcoming meetings: December 3, January 7 and February 4, at 4:30pm.