



HOMEOWNERS MEETING MINUTES — March 4, 2025

Mike called the meeting to order at 4:33 pm. Residents in attendance: 15

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

Treasurer's Report (Phyllis): February 1 through 28, 2025

January 31, 2025: BALANCE	\$10,558.34
Income: None	
Expenses: None	
February 28, 2025: BALANCE	\$10,558.34
ACCOUNTS:	
Checking	\$9,953.34
Legal Fund	\$600.00
Savings	\$5.00
February 28, 2025: BALANCE	\$10,558.34

Committee Reports:

- Welcomer's Report (Roberta absent): No report.
- Social Committee (Eveline and Hazel) Eveline gave the report:
 - Baked Potato Bar: March 13 from 5–8 pm
 - Tickets: \$10
 - Sign-ups March 6, 10–noon and 2–4 pm
 - Duck Derby: Saturday, May 3, from noon–4 pm
 - Free Hot Dog Lunch
 - Hat Contest
 - Duck Races
- Sunshine Ladies (Adriane and Elizabeth): Elizabeth reported that one "Get Well" card was distributed.
- Management (Norma was absent):
 - Mike reported that the new Lemon Wood "phone book" is coming out soon.
- VMRC Report (Ralph):
 - Ventura disbanded the Rent Review Board which is against the City Ordinance.
 - Each Mobile Home Park in Ventura will be sending letters of protest to the City.
 - Dale will be writing a letter on behalf of Lemon Wood.
 - Next meeting: 2pm March 26 at Buenaventura Mobile Home Park.
- Emergency Response (Mike):
 - The Block Captains will be attending the next Board meeting to let us know what they are doing.
- Speakers Committee (Mike and Carla):
 - Paragon Paragon from the VFW will be speaking in April.
 - Pam from Sun Communities will be speaking at a later date.
 - Neighborhood Watch:
 - The Board will be requesting a detailed presentation from the Ventura Police Department.
- Movie Matinee (Gina):
 - Friday, March 7 at 2pm
 - Popcorn provided. Bring your own beverage.
 - The film is "Air Force One" with Harrison Ford — Read all about it in the newsletter.

Presentation by Mary Wilson — Certified Yoga teacher:

- She teaches two classes at Lemon Wood on Mondays in the Multi-Purpose Room:
 - “Strong and Balanced” class at 2:30pm.
 - Builds bone density, improves balance and increases range of motion.
 - Starts with warm-up, then moves into stretching exercises with resistance.
 - “Gentle Yoga” class starts at 4pm.
 - Cost is \$5 per class.
 - Bring your own equipment:
 - Two dumbbells
 - Small ball
 - Stretchy bands
 - A strap (or tie)
 - Contact info:
 - maryzwilson777@gmail.com
 - 805-746-3751

Old Business:

- Suggestion to send annual “thank-you” gift cards for John (Recycling) and Kevin (Library):
 - The Board will vote on this at the next meeting.

New Business:

- Password for the new and improved “LemonWoodMesh” wi-fi network:
 - Lemon850

Open Discussion:

- We need to keep sending complaints to Sun Management regarding:
 - Lack of onsite security cameras.
 - Gates being open after hours.
- A resident complained that the doggy pick-up bags are too thin.

Raffle drawing: Congrats to the \$20 winner: Judy Long!

The meeting was adjourned at 5:25 pm.

Upcoming meetings: April 1, May 6 and June 3 at 4:30pm.