



HOMEOWNERS MEETING MINUTES — May 6, 2025

Mike called the meeting to order at 4:35 pm. Residents in attendance: 27

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

Treasurer's Report (Phyllis): April 1 through 30, 2025

March 31, 2025: BALANCE	\$10,939.45
Expenses: Norma Nick Taylor (three months' attendance money)	\$60.00
April 30, 2025: BALANCE	\$10,879.45
ACCOUNTS:	
Checking	\$10,819.45
Legal Fund	\$600.00
Savings	\$5.00
April 30, 2025: BALANCE	\$10,879.45

Committee Reports:

- Welcomer's Report (Roberta): Three invitations sent. No takers.
- Sunshine Ladies (Adriane and Elizabeth):
 - Adriane reported that seven "Sympathy" and six "Get Well" cards were distributed.
- Social Committee (Eveline and Hazel were absent) Mike gave the report:
 - Ice Cream Social on Saturday, June 14 from 2 to 4pm
 - No signups necessary
 - \$2 per scoop / Free toppings / Root Beer Floats for \$4.50
 - Taco Bar — Annual cookout hosted by Sun:
 - Thursday, June 12 from 3 to 5pm
 - Free food tickets are available at the office through May 30
- Management (Norma):
 - The hot tub and the edges of the swimming pool have been fixed.
- VMRC Report (Ralph): No report.
 - Next meeting: 2pm on Wednesday, May 21 at 2pm via Zoom.
 - Meeting ID: 823 9716 7155
 - Passcode: 419778
- Emergency Response: No report.
- Speakers Committee (Mike and Carla):
 - Pam from Sun Communities will be speaking at the June meeting.
 - Please submit your questions ahead of time.
 - Neighborhood Watch: The Board will be requesting a future presentation from the VPD.
- Movie Matinee (Gina):
 - Friday, May 9 at 2pm / Popcorn provided. Bring your own beverage.
 - The film is **"The Post"** with Meryl Streep — Read all about it in the newsletter.

Presentation by Kelly from the Independent Living Resource Center (ILRC):

- New name coming soon: Access Central Coast
- Website: www.ILRC-trico.org



- Non-profit organization:
 - Serving Ventura, Santa Barbara and San Luis Obispo Counties.
 - Provides services to help older adults and people with disabilities maintain or increase independence, including:
 - Peer support, housing navigation, assistive technology, interpreting, youth transition, advocacy, blind and low vision, information and referral, aging and disability resource center, benefits counseling, transitions, personal assistance, independent living skills, and emergency and disaster preparedness.
 - Funded by grants and donations.
 - The most important learning was that residents need to contact the agency for a 1-on-1 evaluation of their situation and needs for all these services.

Old Business:

- Ralph requested info from Pam regarding the old trash bin enclosures
- Newsletter: Gina reported that the current publisher is no longer delivering hard copies in Ventura, so the newsletter is now being delivered as a PDF attachment from the management via email.
 - A limited quantity of printed copies will be purchased by the Homeowners Association and delivered by Zach and Connie:
 - Please request a printed copy if you would like to receive one.
 - Beverly will also post the newsletter on our community website at lemonwoodhomeowners.com.

New Business:

- A resident suggested someone investigate having a quarterly large item pick-up somewhere on the property.
- A question was raised about the “annual” Yard Sale:
 - No one has offered to coordinate a sale this year, but anyone is welcome to offer.
- Regarding ducks in the pool:
 - Suggestion for Pam: Large floating toys evidently scare them away.

Raffle drawing: Congrats to the two winners: Ralph (\$20 and a bundt cake) and Jim Cook (Cornhole Game)

The meeting was adjourned at 5:25pm.

Upcoming meetings: June 3, July 1 and August 5 at 4:30pm.