

LEMONWOOD

H O M E O W N E R S

HOMEOWNERS MEETING MINUTES — June 3, 2025

Mike called the meeting to order at 4:35 pm. Residents in attendance: 28.

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

Treasurer's Report (Phyllis): May 1 through 31, 2025

April 30, 2025: BALANCE **\$10,879.45**

Expenses:

Gina Staffordcrane (Newsletter) \$175.00

Michael Staffordcrane (Shout-out and Outdoor Sign) \$110.00

Adriane Symner (Cards) \$16.12

May 31, 2025: BALANCE **\$10,578.33**

ACCOUNTS:

Checking \$9,973.33

Legal Fund \$600.00

Savings \$5.00

May 31, 2025: BALANCE **\$10,578.33**

Committee Reports:

- Welcomer's Report (Roberta was absent):
 - Mike reported that four invites were sent and two might schedule a visit.
 - Sunshine Ladies (Adriane and Elizabeth): Adriane reported that zero cards were distributed.
- Social Committee (Eveline and Hazel were absent but they posted a sign).
 - 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
- Management (Norma):
 - She met with Pam, who will announce the results of that meeting during her presentation.
- VMRC Report (Ralph): No report.
 - Mike reported that the VMRC has decided to disband and has requested feedback from their attorney regarding their bank balance of \$7,000. They would like to donate the money to GSMOL (Golden State Manufactured-Home Owners League).
- Emergency Response: No report.
- Speakers Committee (Mike and Carla):
 - The Board will be requesting a future presentation from the VPD regarding Neighborhood Watch.
 - An attendee suggested that we try to book a speaker who will talk about mental health issues.
- Movie Matinee (Gina):
 - Friday, June 6 at 2pm / Popcorn provided. Bring your own beverage.
 - The film is **"Goodnight and Goodluck"** with George Clooney — Read all about it in the newsletter.

Presentation by Pam O'Callaghan from Sun Management:

- Please call her or drop by the office any time regarding concerns.
- Garbage enclosures:
 - Unforeseen expenses have postponed this item.

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- Our suggestion to take down the walls and create seating is still under consideration.
- Recent treatments have started to clear up the algae in the upper lake.
- Roadwork: Nothing scheduled for this year. Pam has no control over this item.
- Expenditures:
 - Carpets replaced.
 - Spa repaired.
 - New water heater installed.
 - Front gate intercom replaced.
 - New aerator installed.
 - Front landscaping refreshed.
 - Sign out front installed regarding the AED.
- Upcoming:
 - Security cameras are in the process of being replaced.
 - Chairs in the pool area need painting.
 - Installing a “Chem-Feeder” for the pool, which will automatically add the necessary chemicals.
 - 10% of the electric and gas meters must be replaced with new ones each year.
 - Site inspections.
- She reached out to Edison regarding weed abatement in their empty lot:
 - Trimming is in progress.
 - Spraying required to stop future growth.
- Taco Bar — Annual cookout hosted by Sun, with music:
 - Thursday, June 12 from 3 to 5pm.
 - Food tickets were available at the office through May 30.
- Q&A from attendees:
 - EJ Harrison: Due to damage to our roads from their trucks, Pam has requested that they back out of cul-de-sacs instead of turning around.
 - Attendees expressed their appreciations for her regular email updates and for the digital newsletter that is now being sent via email.
 - Disposal of large trash items: EJ Harrison will pick up four oversized items from each home twice a year at no charge.

Old Business:

- The presentation given by last month’s speaker has been posted on our website at:
 - lemonwoodhomeowners.com/resources/

New Business:

- Upcoming Elections: A sample ballot was distributed.
 - Volunteers who want to run can submit their names by June 20 to any member of the Board.
 - Final ballots will be distributed to mailbox “cubbies” on June 23 with volunteer names added.
 - Completed ballots must be dropped in the ballot box (next to the office in the clubhouse) by noon the following Friday (June 27) for counting.
 - Two attendees (Cathy and Kandice) volunteered to count the ballots at 1pm on June 27 and inform the Board of the results, which will be announced at the July Homeowners meeting.
 - Current positions are:
 - Chair

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- Vice-Chair
- Treasurer
- Secretary
- Members-at-large

Open Discussion:

- Upcoming event: Veterans Information Seminar
 - June 28 at 1 pm
 - VFW: 3801 Market Street, Ventura

Raffle drawing: Congrats to the winner: Cynthia (\$20 and a bundt cake)

The meeting was adjourned at 5:25pm.

Seven evaluations were received (all “fives”)

Upcoming meetings: July 1, August 5 and Sept. 2 at 4:30pm.