

HOMEOWNERS MEETING MINUTES - February 3, 2026

Carla called the meeting to order at 4:32 pm. Residents in attendance: 27

Board members in attendance: Carla Thompson (Chair), Sondra Gatewood (Vice Chair), Phyllis White (Treasurer), Cynthia Hoenigsberg (Secretary), Jerry O'Rourke (Member-at-Large; Emergency Response Chair)

Treasurer's Report (Phyllis): January 1 thru 31, 2026

December 31, 2025 **\$9,409.03**

Income: John O'Neal Recycle 0.00

Expenses:

Gina StaffordCrane (January newsletter) \$175.00

Roberta Clark (welcome expense) 13.68

January 31, 2026 Balance: **\$9,220.35**

ACCOUNTS:

Checking \$8,615.35

Legal Fund \$600.00

Savings \$5.00

January 31, 2026 Balance: **\$9,220.35**

Committee Reports:

Welcomer's Report (Roberta): 1 welcome with Curtis Russell #86 Elliott and one invite to Keats new residents; Carla introduced Angela and Thomas who attended the Meeting (#139 Dickens).

Social Committee (Hazel): social committee is cutting back on number of events; Duck Derby will no longer be held; this event takes an enormous amount of planning, and Hazel and Evelyn can no longer take it on after doing it the past four years. There is no February event, but some of the planned events are:

March 12 - potato bar

May 2 - champagne toast to retire Sir Quacks Alot

May 7 - tacos and margaritas

Sunshine Ladies (Adriane): absent, but Carla mentioned two cards were given out

Emergency Response (Jerry O'Rourke): The next CERT training through the Police

Department starts in April; **residents willing to complete the 6 week course let Jerry know asap. He would also like to know which residents have prior training (emergency, CPR etc), and also residents who need assistance in an emergency.**

Management Communication (Carla/Cynthia): Sun has installed two benches at Stevens/Browning and Chaucer/Browning inside old trash enclosures. Carla and Cynthia apprised Pam, of Sun, they were a great addition. Time will be scheduled with Pam to discuss adding more benches, at least along Remington, and the possibility of Looking for artists to paint murals on the concrete behind the benches.

Speakers (Carla): possible future speakers are Spectrum and Cycling Without Age
It was suggested a speaker be scheduled to address dealing with Mental Health issues.

**Movie Matinee (Gina) on Friday, February 6, 2026 in multi purpose room 2pm
Popcorn provided. Bring your own beverage
The film is: Inglorious Bastards**

Guest Speakers: Kelly Poyer Long from AirWorks Heating-Air-Plumbing (805-221-7779)

Kelly's email is Kelly@airworkssolutions.com

Presentation on tankless water heaters (free of cost except permit and possible electrical)

- Never run out of hot water
- Lasts twice as long as a tank (15-20 years vs 8-10 years for tank)
- Increases the value of your home
- Saves money by using less energy
- Saves valuable space-place anywhere in your home

Kelly advised it is currently taking about a day to pull the permit, and about a week to get the tankless water heater. Her company will install the new tankless water heater and haul away the old water tank. They recommend you descale the tankless water heater twice/year.

Old Business: Residents who still want smoke detectors checked can contact the Red Cross on an individual basis. Red Cross no longer schedules a group appointment for the park.

New Business: Tim Belton has resigned from the HOB. Sondra Gatewood is taking over as Vice Chair, and Jerry O'Rourke has agreed to be the Emergency Response Chair/Member-at-Large.

Open Discussion: Carla mentioned the monthly cost of printing newsletters continues to rise. She suggested any resident who does not need a printed copy, rescind their request, and access the newsletter online; Sondra offered her help to any resident who needs help accessing the newsletter online.

Carla also purchased some solar lanterns from Amazon, and highly recommends them. She ordered the Lichamp Collapsible Portable Solar Camping Lantern with a USB port for \$30 for four of them.

Raffle drawing: Bundt cake winner- Joe McCarthy
\$20 winner was Kandace Datema

Speaker surveys (6 returned):

Speaker Clarity: four 5's and two 4's

Relevance: all 5's

Length of Presentation: five 5's and one 3

Questions answered: four 5's, one 1 and one 2

Meeting was adjourned at 5:25pm

Upcoming Meeting: March 3, 2026