

HOMEOWNERS MEETING MINUTES - September 1, 2026

Carla called the meeting to order at 4:35 pm. Residents in attendance: 32

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

Treasurer's Report (Stephena): August 1 through August 31, 2026

Note: Stephena, the new HOB Treasurer had not received access to the digital bank account prior to the meeting. No Treasurer report at this time; however, \$245 was deposited from the recycle, and there was a \$5 donation from a resident.

July 31, 2026 Balance

Income: John O'Neal recycle

Donation from resident

Expenses:

Gina StaffordCrane (newsletter)

August 31, 2026 Balance

ACCOUNTS:

Checking

Legal Fund

Savings

August 31, 2026 Balance

Committee Reports:

Welcomer's Report (Roberta): no action to report; Roberta did confirm she mentions the monthly homeowner's meeting and recycle when she does meet new residents.

Social Committee (Hazel/Evelyn): Next event is Halloween on October 29.

Sunshine Ladies (Elizabeth): 4 or 5 get well cards and 1 sympathy; Elizabeth welcomes donations of unused cards residents don't need

Emergency Response (Jerry O'Rourke): plans to meet with Jim Cooke and Bob Vrtis, Quadrant leaders, at 10am on Sept 2 in clubhouse. Anyone interested in volunteering for first responder is welcome to attend the meeting also.

Management Communication (Carla/Cynthia): pool project not scheduled yet at time of HOB resident meeting

Speakers (Carla): Mack Douglass scheduled for October meeting on Emergency Response and Part 3 of Dementia series scheduled for November.

The board is always looking for suggestions for future speakers

Movie Matinee (Gina/Mike) on Friday, 9/4/2026 in multi purpose room at 2pm
Popcorn provided. Bring your own beverage
The film is: Maverick - Western with Mel Gibson, Jodie Foster and James Garner

**Guest speakers Veronica Galicia and Nellie, Project Manager, from Ventura Housing/
Mobile Home Rehabilitation Grant Program (MHRGP)**

- One-time, zero interest forgivable loan for necessary mobile home repairs
- Waitlist intake form must be submitted to apply for the funds (maximum \$15,000)
Form is available on website: <https://venturahousing.org/mobile-homes>
- To qualify for the program, homeowners must:
 - own and occupy property as their primary residence within City of Ventura
 - have property in need of repairs
 - meet established household income limits (1 person household \$83,850, 2 person household \$95,800, 3 person household \$107,800 and 4 person household \$119,750)
- Contact info: cityprograms@venturahousing.org (email), 805-764-9018 (office)

Old Business:

Mural update - it was suggested residents could donate unused house paint; the enclosures will also need to be primed and sealed.

Recycling reminder - cans and plastic bottles in the recycling bins outside the pool area on Blake is the main income source for the Homeowners' board. Residents who attend social committee events can "do their share" by placing recycle cans and bottles in the recycle bin provided rather than the trash. Funds are used to benefit the residents of Lemon Wood such as the t-v for monthly movies, printing of newsletters, shout out reminders for the monthly meetings and future projects such as the mural paintings.

New Business: Questions from residents -

What is the shout out? The Sunday before a resident's meeting (usually around 12:30pm) a recorded message from the Board is sent from a computer program to all the residents who have not opted out. The residents either listen to the message or let it go to their voice mail to listen to later. It's also another way to alert the residents in case of an emergency.

How much does the shout out cost? 400-999 credits is 9cents/credit, 1000-2499 credits is 8.5cents/credit and 2500-4999 credits is 8cents/credit. Recently 2500 credits were bought for \$200 and that lasts 9-10 months depending on how long the recorded message is; the board tries to keep the message to under 30 seconds.

Jennifer, #73 Russell, organized the recent garage sale. There were 34 houses participating and 2 estate sales. Jennifer took a vote to see if twice a year garage sales would be welcomed. The residents in attendance were in agreement April 2027 and October 2027 would be good times for next year.

Raffle drawing: Bundt cake winner- Janet Hughes #136 Dickens
First \$10 winner - Marcia Thompson #205 Browning
Second \$10 winner - Roberta Clark #11 Chaucer

Meeting was adjourned at 5:40 pm

Upcoming Meeting: October 6, 2026 at 4:30pm