Los Padres Estates Property Owners Association Annual Meeting Minutes

**Date of Meeting**: November 12, 2024

**Time of Meeting**: 7:30pm

**Location**: El Tejon Middle School

4337 Lebec Rd-Lebec, Ca 93243

**Present at meeting**: Lot #’s 66, 191, 69, 81, 92 and Jessica Hernandez

**Board Members**: Sandra McElhenney, Dwight Wilson, and Michael McNichols

The annual Los Padres Estates Property Owners Association meeting was called to order on November 12, 2024 with a start time of 7:45pm at El Tejon Middle School by Sandra McElhenney

**Chairman's Report:**

Sandra McElhenney

**Road Maintenance:** Road repairs and potholes were not done in 2024 due to PG&E’s work in the canyon. PG&E will repair any damage done by their installation of underground power lines.

**Green Lots:** The seven green lots were cleared in May and checked by KCFD.

**Insurance:** Blanket insurance for the POA was renewed in July. It cost $21,083.87.

**Financial Report November 1, 2023, to October 31, 2024**

Total income: $35,383.78 Total expenses: $29,955.67 Net loss/profit: $5428.11

Total checking account: $30,336.92 Total owed in dues: $83,943.66

MOTION Sandra SECOND Michael AYES: 3 NAYES: 0

**Board Election Results:**

29Sandra McElhenney 24 Dwight Wilson 18 Michael McNichols Total Ballots: 37

**Property Owners wishing to address the board.**

Member of POA-Cindy Brown

Ms. Brown mentioned getting rid of dues completely. This prompted a motion to retain home owner dues for 2026 at $180.00 instead of an annual 3% increase

MOTION Sandra SECOND Michael AYES: 3 NAYES:0

**CC&R Amendment-Annual meeting will be changed to 1st Sunday in November @ 3:00pm**

MOTION Sandra SECOND Michael AYES: 3 NAYES:0

**Time and Date of next Meeting: November 2, 2025 at 3:00pm**

This meeting was adjourned by Sandra McElhenney at 8:00pm

Minutes submitted by Jessica Hernandez

Minutes approved by Sandra McElhenney