**Los Padres Estates**

**Property Owners Association**

***Tuesday, November 12, 2024, at 7:30 pm***

***El Tejon Middle School Teacher’s Lounge***

***Agenda***

Any Los Padres Estates Property Owner shall have an opportunity to address the Board. The time allotted shall be limited to 3 minutes. This time may be used to address any item on the agenda or any matter of concern within the provision of the CC&Rs. Each person who addresses the board must be recognized by the presiding officer.

**Board members in attendance:**

Sandra McElhenney, Michael McNichols, Dwight Wilson

**Attendance will be taken by signing in next to your lot number: #66, #191, #69, #81, #92, #172 and**

**Jessica Hernandez**

**Call to Order: Time: 7:45pm**

MOTION Sandi SECOND Mike AYES: 3 NAYES: 0

**A. Chairman’s Report:**

**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.

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

MOTION Sandi SECOND Mike AYES: 3 NAYES: 0

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

**C: Board Election Results:**

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

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

Member of POA mentioned getting rid of dues completely. This prompted a motion to put a hold on any increases on dues for the 2026 year.

**E: Retain home owner dues for 2026 at $180.00 instead of an annual 3% increase**

MOTION Sandi SECOND Mike AYES: 3 NAYES:0

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

MOTION Sandi SECOND Mike AYES: 3 NAYES:0

**Adjournment: Time: 8:00pm**

MOTION Sandi SECOND Mike AYES: 3 NAYES: 0