



Start time_____

Los Padres Estates

Property Owners Association

Sunday November 2, 2025

Grace Chapel Lebec

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 provisions of the CC&Rs. Each person who addresses the board must be recognized by the presiding officer.

Board Members in attendance:

Property owner attendance will be taken by signing in next to your lot number

A. Chairman's Report:

a. PG&E

b. AT&T

c. Renew Bookkeeper-**\$1,200**

d. Green lots

e. Insurance-**\$20,776.58**

f. Dues-No increase for 2026 dues. Expect an increase for 2027

g. Culvert and drainage

h. Bylaws change regarding Quorum

i: Change from "Four (4) members of the board shall constitute a quorum.." to "A majority of members of the board shall constitute a quorum.."

MOTION:_____ SECOND:_____ AYES:_____ NAYES:_____

B. Financial Report November 1, 2024-October 31, 2025

Total Income: **\$35,208.19** Total Expenses: **\$38,419.44** Net loss/profit: **-\$3211.25**

Total Checking account: **\$19,879.42** Total owed in dues: **\$91,014.91 (this includes 2026 dues)**

MOTION:_____ SECOND:_____ AYES:_____ NAYES:_____

C: Unpaid Dues

a. Place liens on all properties owing \$1000 or more

b. All properties owing \$2000+ we will take to small claims court for adjudication

(This does not include properties making faithful payments on agreed-upon arrangements.)

MOTION:_____ SECOND:_____ AYES:_____ NAYES:_____

D: Board Election Results:

Sandra McElhenney___ Dwight Wilson___ Michael McNichols___

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End time_____