



Los Padres Estates Property Owners Association

*Tuesday, November 14, 2023, 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:

Prudy Benton, Dick Dickerson, Jeff Johnston, Sandra McElhenney, and Jonathan Paley

Attendance will be taken by signing in next to your lot number:

In attendance lot numbers 17, 21, 22, 24, 28, 29, 33, 66, 164, 170, 191, and 198, which is a total of 12 lots out of 191.

Call to Order: Time: 7:32

MOTION Jonathan Paley SECOND Sandra McElhenney AYES: 5 NAYES: 0 (Board Votes)

A. Chairman's Report:

Road Maintenance: Road repairs and potholes filled were completed in June of this year. The cost was \$20,626.08.

Green Lots: The 7 green lots were cleared in May and checked by KCFD.

Insurance: Blanket insurance for the POA was acquired in July of this year. It cost \$20,837.24. Our insurance broker let us know that as long as there are no lawsuits against the association it should drop each year.

Easements: We are waiting for the finalized report from the company that did the easement study. This was done to ensure that all drainage easements are clear of structures and debris.

B. Financial Report November 1, 2022, to October 31, 2023

MOTION Prudy Benton SECOND Sandra McElhenney AYES: 5 NAYES: 0 (Board Votes)

Total income: \$35,284.16 Total expenses: \$64,323.48 Net loss: \$29,039.32

Total checking account: \$33,720.73 Total owed in dues: \$75,131.74

Some property owners voted nay.

C. Contract with Brenda Fessia for bookkeeping services beginning January 1, 2024.

MOTION Prudy Benton SECOND Jonathan Paley AYES: 5 NAYES: 0 (Board Votes)

With the uncertainty of the Board and all of the conflict within Brenda declined the contract.

Some property owners voted nay.

D. Impose liens on all properties owing more than four years in June 2024.

This excludes properties making faithful payments on agreed-upon arrangements.

MOTION Sandra McElhenney SECOND Jonathan Paley AYES: 5 NAYES: 0 (Board Votes)

Some property owners voted nay.

E: Board Election Results:

27 Dick Dickerson 41 Kenneth England 49 Sandra McElhenney 38 Jonathan Paley Total Ballots 34

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F: Property Owners wishing to address the board.

Mr. England motioned to remove all setting board members due to a conflict of interest of them all being on the Krista Mutual Water board and the board's lack of action against Mr. Dickerson for having the speed bump installed. Mr. Mosier seconded. This triggered the process for a new election. A letter to the property owners will be mailed by Saturday, November 18, 2023, seeking property owners to run for election. A letter or email of intent by property owners wishing to be on the ballot will be due by December 18, 2023. A new ballot will be mailed to all property owners by December 20, 2023. Ballots will be due by January 19, 2024. The next meeting will be held in January the date has not been selected because the bookkeeper will have to coordinate with the school district for the usage of a room.

Adjournment: Time: 8:06

MOTION: Sandra McElhenney SECOND Jeff Johnston AYES: 5 NAYES: 0 (Board Votes)