



# Los Padres Estates

## Property Owners Association

LPEPOA Meeting Minutes May 9, 2026

Members present: Sandi McElhenney, Joan Deascantis, Michael McNichols

Meeting commenced at 9:05 am

The purpose of this meeting was to add two new people interested in becoming board members, Ursula Madrid and Sharon Dickerson. After introductions and brief bios of each person, Sandi moved to approve these nominees to join the board. Seconded by Mike and approved by all three current board members.

The new board members for LPEPOA are: Sandi McElhenney, Mike McNichols, Joan Deascantis, Ursula Madrid, and Sharon Dickerson

Sandi gave a report to the board of our expenses for the year to date:

\$19,999 Paving project  
\$1300 Weed abatement  
\$ 20,777 Insurance  
\$ 1200 Tree trimming  
\$3400 Regrading of the culvert to mitigate flooding

The board then discussed code compliance regarding the state of disrepair and hoarding issues of some properties in the estates. This is becoming a real eyesore, plus fire and health hazard, not to mention it brings down the property value of all our homes. It was voted and passed to issue a letter to all shareholders regarding this issue and to have an estate-wide “Summer Clean-up Campaign” with results to be seen hopefully by August 1, 2026.

It was discussed to have dues split and collected twice a year to make it easier for shareholders to stay current and avoid penalties. We will be taking some of our most arrears shareholders to small claims court to recover vital funds for the association. More to come on the results of this endeavor.

Meeting adjourned at 10:15 am

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