



Los Padres Estates

Property Owners Association

Date of annual meeting: Sunday November 2, 2025

Location: Grace Chapel Lebec

Minutes

Start time: 3:15pm

Board Members is attendance: Sandra McElhenney, Michael McNichols

Bookkeeper: Jessica Hernandez

Property owner attendance: Lot #'s 191, 66, 198, and 95

A. Chairman's Report:

a. PG&E:

Power lines have been put underground and hardened. PG&E will pay LPEPOA \$3000 for easement. This allows them to have access to equipment as needed to maintain.

b. CalNV TV cable boxes:

Property owners may remove any old abandoned CalNV TV cable boxes

c. Renew Bookkeeper:

Bookkeeper will be renewed for an additional year at \$1200

d. Green lots-

Weed abatement/fire clearance has been done on all green lots

e. Insurance-

\$20,776.58

f. Dues-

No increase for 2026 dues. Expect an increase for 2027

g. Culvert and drainage

Will be looking into the culvert and drainage. Property owners should be aware of water flow/drainage on properties. Will be using survey to mitigate. Looking to be completed by end of the year.

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: Sandra SECOND: Mike AYES: unanimous 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: Sandra SECOND: Mike AYES: unanimous 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: Sandra SECOND: Mike AYES: unanimous NAYES:_____

D: Board Election Results:

Sandra McElhenney: 13 Dwight Wilson: 20 Michael McNichols: 8

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D: Board Election Results Cont'd:

Dwight Wilson received the majority vote for President; however, he has declined the position. The Board discussed the notification from Mr. Wilson and has expressed their thanks for his service in past terms. Sandra McElhenney will serve as Board President.

Open Discussion:

Possible quarterly meetings in the future.

End time: 4:20pm