Minutes of Board Meeting 10-24-26 Rev A

1. Patrick opened the meeting at 9:40 am and emphasized the importance of accurate financial reporting regarding income to date.
2. Finance update: Shoshana
    a. Income to date 198,809
    b. Expected income from quarterly payers 15,501
    c. Total income (a + b) = 214,310
    d. Need 13K (10 payers) to make budget of 227,200.
    e. Shoshana will contact members who normally pay but haven't so far this year.
3. Steve is working with intermediary OFX.com to exchange dollars for pesos to support paying our employees using debit cards. He has applied but hasn't yet been notified of acceptance.
4. We have been operating on three shifts since 4 October: John/Daniel
    a. Our 3-shift operation is well received by guards and they are happy with labor law impact on their income.
    b. John has developed an automated payroll system with ChatGPT. The capabilities of this system minimize labor costs and calculate labor law elements of pay automatically.
    c. New uniforms will be purchased, and Daniel will ensure guards wear identification tags.
5. Surveillance update: Red light/ Green light: John
    a. Our surveillance system links license plates and facial identification to owners.
    b. Members who are up to date on annual fee payment will be entered on existing system.
    c. A red or green light visible to guards and residents outside the guard shack indicates yes or no signal permitting entry.
    d. There are lots of options for next steps, but we need to establish the end goal before we begin spending.
6. Roads & drainage: Tom
    a. Tom reports we will buy more road mill: ten truckloads available nearby.
    b. Additional road mill will cost more because it's further away: cost of diesel.
    c. Plans include applying road mill to Ugarte from Gloria Snyder's house down to Salvatierra, and Vizcaino down to lower gate.
    d. Plan for Gretchen Pfeiffer's request for drainage will be reviewed by Tom and John.
    e. John has ordered signs to alert drivers to drainage ditches.
    f. Publish the cost to pave our entire community to educate members about why we are doing this piecemeal. And invite those who want to pay for paving in front of their own homes to apply through our website.
    g. There was debate regarding homeowners who want road mill in front of their houses. Patrick says the HOA should pay part, while Bev, Steve, Shoshana, Sandy, and John feel the cost should be entirely on the homeowners.
    h. Bev requested we immediately address anchor bolts sticking up that are causing flat tires on Junipero Serra. These are remnants of the half-moon speed bumps.
    i. Bev asked Tom to take a look at the drainage situation under the bridge which floods.
7. Steve will review his plan to meet with Drusilla Stocker about her realtor and enforcement of CCNR's and PDC involvement.

8. Real estate status:
    a. Elsa says we are about four or five months away from additional PDC clients citing sale of lots on La Playa next to Dorothy's Garden on the highway side of Junipero Serra.
    b. Elsa shared some thoughts on why residents haven't paid: confusion over automatic gates.
9. Website update
    a. Jimm will meet with Patrick to improve website accessibility and reduce difficulties for new sign-ups.
    b. Patrick: Craft a general community update email reiterating the budget status and explaining the automated gate plan (green/red light logic).
10. John Pierce recommends the consideration of rewording the Playa gate signage to include instructions for people without a yellow LMPOA sticker to open gate themselves, or, the removal of the sign completely.
11. John Pierce volunteered to put together a list of requested improvements for the community for the board's consideration.
12. ***Our next meeting will be held on December 5.***
13. Patrick adjourned the meeting at 11:34 am.
14. Attendee list is attached below.

John VP LMPOA

Attendance at Board Meeting 24 October 2026

Board of Directors

Present	*Absent*
Patrick Bertagna, President	
John Stadelmann, Vice President	
Shoshana Knopf, Treasurer	
Sandra Stadelmann, Secretary	

Adjunct Board Members

Present	*Absent*
	Brown, Mark
Burton, Jimm	
	Durand, Kathy
Hathaway, Tom	
	Lewis, Doug
Marks, Camille	
Marroquin, Elsa	
Pierce, John	
Post, Molly	
Rivas, Daniel	

Wilburn, Bev

Zimney, Steve