

## RLLLEE Annual Community Meeting Minutes

**Date:** December 6, 2025

**Place:** Creston Community Center

**Time:** 9:00– 9:35 am

**Board Member and Presenters:** Robert Yates (chaired the meeting), Jason Green, Nancy Benson

**Attendees:** Carol Verstuyft, Donna & Bob Gouibbini, Thomas Edel, Carol & Lou Stanley, Kathy Winsor, Ron and Pat Dugger, Tricia Yates, Bill and Cookie Whelan, Bruce Anderson, Les Simmons, Susan and Dermott Lynch, Julia and Michael Spier

### ***Agenda:***

- *The Board was Introduced*

- *Attendee Introductions:*

Each attendee introduced themselves including their street name.

- *Financials/Budget:*

The main issue is the current status of the balance sheet, there is a balance of \$53,760.16 in the bank account. The recent road work, has an invoice pending at \$61,380. We will need to make installment payments to Michael Frederick Paving Company. Thankfully Leonard has agreed to hold off payment of \$4,850 until March 2026 without interest.

Based on the increasing cost of maintaining the roads, the only way to balance our budget for future roadwork, insurance and other minor related office expenses is to increase the home-owners dues. The dues will be increased by \$50 starting January 1, 2026 and then \$50 over the next 2 years each January. As of January 1<sup>st</sup>, the dues will be \$900.

The question was raised as to how much cut thru traffic we are seeing, and by all accounts, it appears to be very little, as Camp 8 road was improved recently.

A question was raised to have new property owner's pay higher dues and this is not allowed per our CCRs.

- *Delinquent Property Owners:*

Currently there are 2 delinquent property owners and the board will pursue sending these to a collection agency.

- *Lot 21-White House/Property on Devonshire:*  
The status of the house is not known at this time if the current owner still owns the property or if a bank does. There was activity in the summer months, with realtors and construction companies looking at the property but nothing has happened since then. The property is a fire hazard with all the dry wood but Cal Fire has not required an additional work besides the normal mowing. Other residents offered to help mow but this would have to be approved by the property owner, as it would be trespassing.
- *Open Board Member Slot:*  
Jason Green has been on the board since 2020 and has had increased work-related responsibilities and would like to leave the board. Please contact the current board members if you are interested. This slot needs to be filled. It was not stated at the meeting but if this does not get filled, and we have to seek an outside firm to manage the board, it will be costly in addition, the CCRs will be strictly enforced.
- *Plants for Entrances:*  
Cookie Whelan offered to donate any of the leftover plants from the Creston Garden sale in the spring. We will take the plants and then find a means to get them planted properly in the entrances
- *Noise/Lights on Devonshire:*  
It was brought up that there is an Airbnb on Devonshire, this property is actually not an Airbnb, but a co-op owned by a few property owners. The question was raised to charge this property more, but the board cannot charge them more.
- *Library Box:*  
A library box was discussed to be added in front of 5385 Rancho La Loma Linda Drive. This way residents can add and remove boxes for their reading pleasure. Les Simmons offered to build it. Nancy Benson will provide him with details of the box in the new year.
- *Construction Box:*  
A construction box has been placed on a lot on Rancho La Loma Linda. It appears that construction will take place on the property and also, there was or is a septic issue. The board will look into this to make sure that the box is temporary.
- *Dog/Horse Poop Pick Up:*  
Just a reminder to all with dogs, please do not leave your poop bags on the road. All horse owners, please come back and clean up your horse poop after your ride.