

Approved via email by quorum of committee members

**PMCPOA Planning Committee
Meeting Minutes 09/14/24
Pavillion Room**

Call to order by Nichole Gates at 10:10am

Committee members present: Cliff Penick Sr., Ewa Lipinska, Bob Weinandt, Terry Butler, Madison Bottorff, Nichole Gates, Gene Vanderford.

Guests: Paul Mobley, Ron Evans, Rob Fredericks, via zoom.

Board Member liaison: Candace Bennett.

Madison Bottorff filled in as Secretary for this meeting, as Lauren Vela was absent.

1. Review phased survey results to fast-track delivery of data to the BOD.
2. Review draft of initial phased survey results report including write-in responses.
 - a. Nichole Gates read through a summary of data compiled from survey monkey and her own review, reporting a statistical 95% confidence rate for our survey results +/- less than 5% with 417 completed surveys out of the total of 2,442 member households (as opposed to lots).
 - b. Nichole explored how data was collected and collated, especially with write-in responses, discussing a plan to further collate results of write-in feedback.

Discussion Items:

- Committee began exploring more specific exploration of questions and results from the survey, starting with Question 40.
- We discussed census data on PMC population income data and how that correlates to our survey data results and how that message will best be understood and supported via communication and education with the board, community members and through strategic planning. Other sentiment explored/shared through Question 40: fixed incomes, concerns about the economic state of the country, multi-lot concerns, etc.
- Question 41: Discussion about meaning of the question now that there is a reserve audit occurring and how to still consider the important data of the results of this question which speak to community member's lack of awareness of decisions made by the Board, regarding movement forward with the clubhouse remodel. Discussed the ongoing theme of the community needing more transparency, communication and education on what the reserve fund is and how it is managed. Ideas about how to create more regular changes, decisions and updates to money spent and set aside for certain projects and to provide more simplistic cover/summary sheets. Discussed more innovative ways to increase engagement in the reading of materials sent out by POA.
- Discussed assessment data averages nationally and curiosity about how to gather data regarding what is more typical about our assessment fee versus what might be different compared to other communities.
- Discussed that over half of survey respondents reported that they are not aware of BOD decisions and rights the BODs have to make important financial decisions.

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- Discussed use of the Communication Committee to improve communication systems with the community specifically with regards to data from the survey. This will be put into the strategic plan.
- Discussion of subsidization with regards to our revenue creating amenities and that the survey data reflects the majority wanting better financial management of these specific amenities to work towards minimal subsidization. There is also a majority desire expressed for our amenities to demonstrate more responsibility with their decisions to improve/upgrade/consider changing needs/demographics in the community with regards to revenue generating amenities, in addition to improved financial management. We discussed specific amenities and data results, exploring common concerns and overall sentiments.

3. Guest Comments:

- c. Paul Mobley: Discussion of traffic safety on both Kern County hwy and POA streets. Encouraged Paul to continue discussing his concerns with the GM, to complete an A2 and seek further info from the office as needed.

3. Adjournment: 12:34 pm by Bob Wyantt, seconded by Nichole Gates.

Next meeting October 12th, 2024 @ 10am—PMC Pavilion
Planning Committee Minutes approved on _____ via email.