

LOS PASEOS HOMEOWNERS ASSOCIATION  
November 13, 2018

- 1) Call to Order -- Robert called the meeting to order at 7:10 pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doult, Member at Large; Lisa Gasparovic, Office Manager; Jennie Anderson, Homeowners; Kevin Martinez, GreenWaste.
- 2) Approval of Minutes: A motion to approve the October 2018 minutes was made by Robert, Gizelle seconded. Motion passed.

3) Open Forum

Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

No member chose to speak during this meeting.

- 4) Associate Member Representative Report
  - a. No report this month.

5) Financial Report

- a. Current Account Balances:
  - i. Focus Checking - \$35,384
  - ii. Focus Reserve Account - \$60,470
- b. Board reviewed new budget. Greg motioned to approve the 2019 budget. Robert seconded. Motion passed.
- c. Board agreed to investigate installing solar panels for the southern facing roof to reduce monthly utility bills. Infinium Solar, Earth Electric, and O'Sullivan are possible contractors.

6) Committee Reports

- a. Architectural Committee
  - i. Approvals: 7054 Via Barranca (pavers), 7047 Via Pradera (additional solar panels), 7089 Via Ramada (front door)
  - ii. Rental application: 6860 Avendia Rotella (Alta Mirano)

- iii. Houses for Sale: 6804 Avenida Rotella
- iv. Houses Sold: None.
- v. Violation letters: no violation letters were sent this month.

## 7) Office Report

### a. Clubhouse Manager Report

- i. The 50<sup>th</sup> anniversary party was a huge success! :-)
- ii. Clubhouse was a polling place for voting (this was as our custom free of charge to the community.)
- iii. Christmas trees for the front yard: are going to be first come first served. We are considering a decorating contest for the Association.
- iv. Rentals: 6 for Nov, 5 for Dec.
- v. New pricing increases for the Clubhouse: for non-members: \$800, \$300 for members. This is still considered a very good price considering other venues in the area.
- vi. Lisa will present a summary for next Board meeting about Clubhouse rentals.

### b. Update on HOA payments outstanding:

- i. Number of Owners Paid to date: 274
- ii. Amount Paid to date: \$166,633
- iii. Number of Associates Paid to date: 74
- iv. Amount Paid to date: \$49,450
- v. Number of Owners Paid Late: 17
- vi. Amount of Late Fees Paid: \$1,140
- vii. Number of Owners Delinquent (as of 7/9/2018): 5
- viii. Number of Owners being sent to Collections: 2
- ix. Date Notice letter sent: 6/23/2018
- x. Date sent to Collection Agency: 7/27/2018

### c. Status of Collection Accounts

- i. Case 201603 – New Chapter 13 bankruptcy case granted as of 11/2017. Balance as of 8/14/2018 is \$1308 (includes 2018 assessment.) Payment plan of \$100 per month was approved by the court, we are still waiting on the first payment. Since the 2018 assessment is not included in BK, we can file for a relief from stay and demand payment on the whole outstanding amount. Approximate cost is \$1000.
- ii. Case 201604 – Current balance is \$1,792 (includes 2018 assessment/late fee).
- iii. Case 201606 – Currently paying \$50/month. Current balance is \$1901 (includes 2018 assessment/late fee.)
- iv. Case 201801 – Initiated collection process 8/2108. Lien documents sent to collection company 10/23/2018
- v. Case 201802 -- Initiated collection process 8/2108. Lien documents sent to collection company 10/23/2018.

## 8) Old Business

a. No old business was discussed.

9) New Business

a. New board member vote for 2018: Board members have not changed; however, there are two potential board positions based on interest in joining the Board.

b. Board meeting dinner: December 1<sup>st</sup>.

10) The meeting was adjourned at 9:03 pm

11) Executive Session

The times when Board meetings may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.