

LOS PASEOS HOMEOWNERS ASSOCIATION

September 11, 2018

- 1) Call to Order -- Robert called the meeting to order at 7:06 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doult, Member at Large; Judy Seps, Associate Representative; Lisa Gasparovic, Office Manager; Rita Helfrey (statement), Pat Alexander, Jennie Anderson, Homeowners.
- 2) Approval of Minutes: A motion to approve the August 2018 minutes was made by Robert, Melinda 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.

Rita (written statement to the Board): Recommends that a qualified lifeguard be on the pool deck during any activity in the pool. Also recommends that the lifeguard supervisor and Board members become familiar with the Red Cross lifesaving program. The concern is noted by the Board. The lower teacher / student ratio than in usual teaching situations is a mitigating factor for needing an additional lifeguard during swim lessons.

Pat: Would like to complement Lisa on the *Que Paso* electronic newsletter.

- 4) Associate Member Representative Report
 - a. Associates like the scheduled activities this year.
 - b. Christmas trees: we will be doing this event this year.
 - c. Grills: we will have four commercial grills installed next year.
 - d. Diving board: is scheduled to be repaired during the off-season with a patch kit.
 - e. October pool days: historically, there was not enough interest and it is difficult to get lifeguards this late in the season.
- 5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$83,754
 - ii. Focus Reserve Account - \$44,932
 - b. Board reviewed budget
 - i. Net positive revenue to date of \$7096.29
 - ii. On target to meet financial goals
- 6) Committee Reports
 - a. Architectural Committee
 - i. Approvals: 7032 Via Serena (fence), 7099 Via Ramada (brick pavers), 7120 Via Romera (solar panels), 7055 Via Barranca (family room in back yard), 7043 Via Pradera
 - ii. Houses for Sale: 7208 Via Colina
 - iii. Houses Sold: None
 - iv. Violation letters: five violation letters were sent.
- 7) Office Report
 - a. Clubhouse Manager Report
 - i. Lisa is looking into putting handrails in the entries to the pool and non-slip tape.
 - ii. BBQ Grill: Getting quote for BBQ for next year.
 - iii. 50th Anniversary party: etched wine glasses on order, now starting advertising to the Homeowners.
 - iv. 15 RSVPs for Teen pool party.
 - v. Looking for quotes for tile roof cleaning.
 - vi. Holiday Boutique: Dec 8th this year, with 25 vendors with many arts & crafts vendors scheduled.
 - vii. Board elections: need new board candidates for next year.
 - viii. Clubhouse rentals: 7 for September, 5 for October, 3 for November.
 - ix. Lifeguards need to be reminded that lounge chairs need to remain on the pool deck, and should not be used for other purposes.
 - x. System for cleaning grills: Professionally cleaned at beginning and end, staff for once per week cleaning.
 - xi. Date for October Board meeting is changed to the third Tuesday, October 16th.
 - 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: \$48,780
 - 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/month was approved by the court, we are currently waiting on first payment.
- ii. Case 201604 – Current balance is \$1,792 (includes 2018 assessment/late fee).
- iii. Case 201606 – Sent Homeowner statement 7/27/2018. Will determine next steps with Homeowner directly. Currently paying \$50/month. Current balance is \$2001 (includes 2018 assessment/late fee.)

8) Old Business

- a. LPHOA logo design: Melinda motioned that we use the sign design which incorporates tree and water. Surrounding box only for the big sign; letterhead and etc. would be used without the box. Greg seconded. Motion passed.

9) New Business

- a. Next Board meeting the Board will review budget for 2019.

10) 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.

11) The meeting was adjourned at 8:50 pm into Executive Session.