BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
August 14, 2018

1) Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Lisa Gasparovic, Office Manager; Rita Helfrey, Pat Alexander, Liliana Contreras, Emilia Reyes, Jennie Anderson, Homeowners, and Doug Fumagalli, Henry Willover, Boy Scouts of America.

2) Approval of Minutes: A motion to approve the July 2018 minutes was made by Greg, Robert 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.

   Pat would like to have the emails actually titled *Que Paso* so that everyone knows it is from the Association. Board decision: Lisa will continue to use the subject line for events, but have a header with *Que Paso*.

   Doug and Henry: Venturing (part of Boy Scouts) is a co-ed group for 14-20 years of age. The goal for organization to do high adventure activities, e.g. rock climbing, ATVs. The Venture Scouts would not need to store gear here. Asking the Board to be the Charter Organization, which has some requirements. For those interested, see scouting.org for more information. Board decision: tabled.

   Rita: Noticed at one time lifeguards were not looking at the pool. Board decision: Ask Head Lifeguard to reiterate rules about scanning the pool.

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

5) Financial Report

   a. Current Account Balances:

i. Focus Checking - $103,410
ii. Focus Reserve Account - $44,923

b. Board reviewed budget, everything is going well.
c. Swim lesson revenue is 150% of budget.
d. Lisa is requested to look into the cost of cleaning the main roof, which will likely to match entryway better.

6) Committee Reports
   a. Architectural Committee
      i. Approvals: 128 Bernal (replace roof)
      ii. Houses for Sale: 7208 Via Colina
      iii. Houses Sold: 7148 Via Maria
      iv. Violation letters: one

7) Office Report
   a. Clubhouse Manager Report
      i. Family Fun Night was a success, lots of people came out.
      ii. Movie Night in the Pool had a good turn out.
      iii. Teen Night – September 28th, pool open, pizzas
      iv. Wine Tasting – Saturday, October 20th, 50th Anniversary Celebration, with cake & etched wine glasses.
      v. Book club: has requested the Clubhouse without fee (subject to scheduling), perhaps starting in October.
      vi. Pool is closing September 30th with cleaning scheduled for October 7th.
      vii. Clubhouse rentals: 4 for August, 7 for September, 5 for October.
   b. Update on HOA payments outstanding:
      i. Number of Owners Paid to date: 274
      ii. Amount Paid to date: $164,507
      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). Home is currently on the market. We are waiting for the home to sell to recover our balance.

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. Welcoming committee (Jennie): Lisa has put together a packet for new Homeowners, and Jennie has put together a welcoming box. Jennie visited 12 families (and talked to 8!), and many Homeowners had young children.
   b. 50th Anniversary: Still need pictures. We will invite people to share stories during the event.
   c. Pool cover update: last two months the utilities bill was $700/month lower year-on-year.
   d. LPHOA logo design update: Board selected a new logo. Thanks to Rob for working on the logo.
   e. BBQ grill update: need custom metal shields for the grills to be fireproof. Board decision: since it is late in the pool season, we will go with portable grill provided by Lisa pending a permanent fix.
   f. Lending Library location: Board decision to allow placement on the North side.

9) New Business
   a. Adult Pool Party – September 14th, will be catered this year, with many fun events
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 9:06 pm.