

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
May10, 2016

Call to Order -- Robert called the meeting to order at 7:24 pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Douth, Member at Large; Judy Seps, Associate Representative; Lisa Gasparovic, Office Manager. Also in attendance were: Rosemary Alvarez, Ron Barnes, Jennifer Anderson, Homeowners.

- 1) Approval of April 2016 Minutes -- Motion to be approved made by Rob, seconded by Gizelle. Motion passed.
- 2) 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.

No Open Forum speakers chose to speak for this meeting.

- 3) Swim Team: (Ron from the Swim Team Board)
 - a) The Board appreciates participation from the Swim Team board at the meeting.
 - b) The Board reiterated that rules about watching children during all swim events.
 - c) There was an incident witnessed by a Board member (just before the meeting) with an errant ball, underscoring the importance of watching children.
 - d) Ron responded with that the Swim Board is fully in agreement that the safety of the children and the respect of the facility are important requirements for use.
 - e) Ron also stated that he will take the news back to the Swim Board and contact parents, as well as put a notice about the new rules in the Swim Team newsletter.
 - f) The Swim Team is full, which is excellent news for the Swim Team program.
- 4) Associate Member Representative Report
 - a) Activities – three have been proposed, Family Fun Night (in July), Movie Night (in August), and a Wine Tasting (in September). Judy will coordinate with Lisa for weekend dates.
 - b) It is highly recommended to turn off the sprinklers for Movie Night.

- c) Judy has had some inquiries about the status of the Pergola and BBQ areas. The status is that the Pergola and BBQ areas are considered complete for this year, with the exception of the installation of a cover on the Pergola.
 - d) Unfortunately, Bright Horizons Day Care will not be able to come over for swim lessons due to transportation issues.
- 5) Financial Report
- a) Current Account Balances
 - i. Focus Checking -- \$145,465.78
 - ii. Focus Reserve Account -- \$15,700.99
 - b) 22 Homeowners have currently not paid. Late notices have been sent as of April 15th and late charges have been assessed at this point.
 - c) It was noted that Swim Team has started practice, as according to contract payment needs to be paid; Lisa will contact Swim Team.
 - d) Appraisal: Melinda has a call out to a commercial appraiser, and will let Lisa know the details when the contact has been established.
 - e) The Board reviewed the financial statements.
- 6) Committee Reports
- a) Architectural Committee
 - i. Eight violation letters sent out
 - ii. There are still issues with Christmas lights that need to be removed; notices have been sent out.
 - iii. Two approvals: 7172 Via Maria, 7070 Via Pradera
 - iv. No houses sold.
 - v. Houses for sale: 7205 Via Romera, 7156 Avenida Rotella
- 7) Office Report
- a) Clubhouse Manager Report
 - i. Barbeque area is nearly completed
 - 1. Everyone is excited about BBQ.
 - 2. Need to be cleaned on a regular basis, because of the heavy use, they won't last.
 - 3. Talk to janitorial staff to clean once a week.
 - 4. Lisa will work on a disposable pan system and report back at the next Board meeting.
 - ii. Received a proposal for running a basketball clinic. Board suggests flat fee, not percentage.
 - iii. Proposal to use the Clubhouse for a computer programming club for elementary age kids, more details next time.
 - iv. Final Punch List for the Pergola
 - 1. Finish painting
 - 2. Install grease pan
 - 3. Fix gap in Pergola side BBQ
 - 4. Fix warping top boards
 - 5. Install access door handle correctly

- b) Clubhouse Rental Report:
 - i. 4 rentals for May, 2 deposits for June, lots of pool parties
- 8) Old Business
 - a) Security cameras – fan is fixed, and the server is installed now. However, installer only installed eight of the twelve cameras, and it is noted also that the wires were not weather sealed. Need to test the unit. Alex and Greg will work on the cameras.
- 9) New Business
 - a) Paint colors: do we need to update the website? Yes. Lisa will send out new website verbiage to discuss among Board members.
 - b) Lisa brought up that the CC&Rs require homeowners to fill out a form for the rental agreement. Lisa will create a form which we can use for this purpose.
- 10) Adjournment – Rob made a motion to adjourn the meeting at 8:42 pm. Greg seconded. All were in favor.