

BOARD MEETING MINUTES  
LOS PASEOS HOMEOWNERS ASSOCIATION  
April 12, 2016

- 1) Call to Order -- Robert called the meeting to order at 7:12 pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Lisa Gasparovic, Office Manager. Also in attendance were: Rita Helfrey, Homeowner; and Greg Tanner, Homeowner.
- 2) Approval of March 2016 Minutes, with amendment -- Motion to be approved made by Gizelle, seconded by Greg. 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.

No Open Forum speakers chose to speak for this meeting.

- 4) Swim Team: Lisa reported that the Swim Team Board requested a list of rules from the Board for the Swim Team. In addition to all other pool rules, the following **must** be observed during Swim Team practices and meets:

Swim Team Pool Rules

- Children not participating in practice must be accompanied by an adult at all times.
- No children are allowed south of the south of the pool, below the grass area, or south of the deck, and specifically no access to the shed area, or in or around the Pool Equipment House.
- No one is allowed in the baby pool at any time.
- Swim team members not in the pool must be either with their parents or in the Sports Court.

These rules are to be posted on the bulletin board.

- 5) Associate Member Representative Report – no report.
- 6) Financial Report
  - a) Current Account Balances
    - i. Focus Checking -- \$131,513.00
    - ii. Focus Reserve Account -- \$15,698.41
  - b) 57 Homeowners have currently not paid
  - c) There are three spots left on the Associate List, which totals 75. 14 were dropped from last year. Letters are going out this week to those who are on the Associate List.
  - d) The 2015 Los Paseos Homeowners Association Budget Variance Report is prepared and ready to be sent out to Homeowners.
  - e) A storage shed, 25 plastic chairs, 4 large garbage cans, a freezer, and Bose speakers were obtained by Gizelle through the generous donation by Laser Quest. The Board wishes to recognize and thank the effort that Gizelle put in to acquire these items for the Association free of charge.
  - f) The kitchen hot water heater in the clubhouse has failed. Replaced hot water heater for \$900 with installation with a 50 gallon hot water heater.
  - g) Windows budgeted from last year have been installed, and look wonderful.
- 7) Committee Reports
  - a) Architectural Committee
    - i. Approvals -- 3 approvals: 7038 Via Ramada approved, 7038 Via Pradera approved, 7172 Via Maria approved.
    - ii. Houses for sale – 7205 Via Pradera
    - iii. Houses sold – 7038 Via Pradera
    - iv. Violation Letters Sent – Two violation letters going out this month.
- 8) Office Report
  - a) Clubhouse Manager Report
    - i. Training this Sunday with gate attendants (8+2 backup) and lifeguards (12).
    - ii. Renovations ongoing for BBQ area. The old pergola was completely removed due to severe termite and dry rot damage, and this damage has been documented in pictures. Pouring concrete tomorrow, with gas grill installation on Saturday. Everything including new pergola is currently scheduled to be done by April 30.
    - iii. Pool Service Inspector came out to inspect the pool to ensure no electrical issues before the pool opens. Verbal report that the pool is safe for swimmers. We are currently awaiting the inspectors written report for future action, if needed.
    - iv. Rentals – 2 for April, 4 for May
    - v. Collections – no change
- 9) Old Business

- a) Security cameras – The only option is to repair the fan. Alex, Rob, and Greg will look at it on Saturday.
  - b) Draft of Rules and Regulations are completed. They will be mailed this month to the membership, with the plan to ratify them at the June Board of Directors meeting.
  - c) Dealing with Bankruptcies – we asked Lisa to look for a bankruptcy attorney to get advice on this.
  - d) The CC&Rs have been signed by Rob and Greg, witness by the Notary Public, and returned to the attorney for filing.
- 10) New Business
- a) No new business was discussed at this meeting.
- 11) Adjournment – Rob made a motion to adjourn the meeting at 8:45 pm. Greg seconded. All were in favor.