

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
September 9, 2014

- 1) Call to Order – The meeting was called to order at 7:15 PM. In attendance were Alex Fasan, President; Gizelle Lamb, Treasurer; Judy Seps, Associate Representative; Sarah Barber, Office Manager and two homeowners: Susan Kind and Jennifer Turner. Shari Bleeg, Vice President, and Melinda Doutt, Secretary, arrived at 8:10 PM due to a prior commitment.
- 2) Approval of August Minutes- Shari Bleeg made a motion to approve August minutes. Alex seconded the motion and all were in favor.

Open Forum – Alex gave an overview of where the Board is currently. Haunted House: Susan Kind proposed bringing back the clubhouse haunted house. Gizelle made a motion to accept Susan's proposal. The motion was seconded by Alex and all were in favor. The Haunted House event will take place on Friday, October 31st. Sarah will send out emails to homeowners and a flyer will be delivered.

- 3) Financial Report-Gizelle Lamb-Treasurer
 - a) Current Account Balances:
 - i) Focus Checking - \$65,399.21
 - ii) Focus Reserve Account - \$82,082.13
 - b) Board needs to build a business case to study the numbers so that we can provide facts.

Quick books report was distributed. Discussed ways to fund the pool restoration. Judy spoke with latest contractor giving us bid. He will have his resurfacing bid next week as he is waiting for a bid for the diving boards. Alex wants Sarah to provide a breakdown of what the specific pool revenues are versus what the expenses are to operate the pool so that homeowners understand why we can't cover these expenses with our existing dues revenue.

- 1) Committee Reports
 - a) Architectural Committee
 - i) Approvals - There were no approvals
 - ii) Houses Sold – 2 for sale, none sold
 - iii) Violation Letters have been sent
- 2) Office Report-Sarah Barber
 - a) Clubhouse Manager Report - Movie night is scheduled Saturday, September 13, 2014.
 - b) Clubhouse Rental Report - No rentals for September. 2 rentals in October so far.
 - c) Collections - No changes. We still have 7 homes in delinquency: 3 homes in collections of which 2 are in bankruptcy, 2 are making payments.
- 3) Old Business

- a) Restating Government Documents – Board reviewed these documents. Notes will be sent to the Attorney and then a meeting will be set with the Attorney.
- b) Security Cameras – Installation will commence soon.
- c) Diving Board/Swimming Pool – We have received bids and more bids are coming in.

We are looking into Special Assessments that will pay for the swimming pool and diving board. We discussed options, lump sum or a 4 month payment plan starting Feb. For the special assessment, we discussed that Associates would be less than Members. This is a one time special assessment. Feb. 1st will be the first payment. December 1st the dues and assessment bill/letter will go out. The swim team fee will be increased 5% to cover the years they have not had an increase. We are discussing funding ideas and will be working with our attorney regarding the one time special assessment.

- 4) New Business – No new business
- 5) Adjournment