

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
October 14, 2014

- 1) Call to Order – The meeting was called to order at 7:10 PM. In attendance were Alex Fasan, President; Gizelle Lamb, Treasurer; Judy Seps, Associate Representative; Sarah Barber, Office Manager. Rita Helfry, Rob Lombardi, David and Goldie Clark, Del Coates and Betsy Carroll attended as well.
- 2) Approval of September Minutes- Gizelle made a motion to approve September minutes. Alex 2nd the motion and all were in favor.
- 3) Open Forum – Del Coates and Betsy Carroll have a concern regarding the remodel for 7211 Via Bella. The owners discussed their plans regarding the dormer window. All parties appear to be satisfied with the remodel. Rita suggested keeping the pool open in October on weekends if it is hot. Alex and Gizelle stated that we will need to budget if we were to do this. This was tried last year and was not profitable. Not many people attended the pool.
- 4) Financial Report-Gizelle Lamb-Treasurer
 - a) Current Account Balances:
 - i) Focus Checking - \$ 47,927.92
 - ii) Focus Reserve Account - \$ 82,092.25Gizelle provided us with a proposed 2015 budget for review. We also discussed the special assessment. Associates will not be charged a special assessment. The proposed special assessment amount would be \$400. This will be discussed and reviewed with our Attorney.
- 1) Committee Reports
 - a) Architectural Committee
 - i) Approvals - There were 2 approvals: 7027 Via Pradera - Painting, 7083 Via Serena - Roof
 - ii) Houses Sold – 3 for sale 7145 Via Colina, 7054 Via Ramada, 7144 Via Romera, 1 sold 7212 Via Bella
 - iii) Violation Letters have been sent
- 2) Office Report-Sarah Barber
 - a) Clubhouse Manager Report - Jerry, the pool person, stated that the pool has a leak. The two original skimmers have leaks. Drains will need to be addressed to see if they are leaking as well. It will cost \$300 to check the drains. There are funds in the maintenance budget for this work.
 - b) Clubhouse Rental Report - Rental weekend of the 18th, anniversary the following weekend then a birthday party following. Another for November.
 - c) Collections - We still have 6 homes in delinquency: 2 homes in collections of which 2 are in bankruptcy, 2 are making payments.

3) Old Business

- a) Alex thanked Judy for the work on the pool resurfacing. Judy asked about a fiberglass pool vs plaster. Plaster has less life than fiberglass. Fiberglass is made for less traffic and in order to fix a fiberglass pool, the pool needs to be drained. It was suggested to add Altima ingredient into the plaster. Using Altima there is less chipping and is recommended for high use. You do not need to drain it to fix plaster with Altima. We reviewed all of the bids and discussed each option. We need to complete our discussion regarding the funding of the pool resurfacing and diving board replacement. We will also ask if there are any discounts that can be obtained.
- b) Restating Government Documents – Board meeting with Attorney on Tuesday, October 21, 2014 to review.
- c) Security Cameras – Installation is in process and cameras are still being placed strategically.

4) New Business – No new business

5) Adjournment