

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
December 8, 2014

- 1) Call to Order – The meeting was called to order at 7:14 by Alex Fasan. In attendance were Alex Fasan, President; Shari Bleeg, Vice President; Gizelle Lamb, Treasurer; Robert Lombardi, Member At Large; Sarah Barber, Office Manager and Rita Helfrey, homeowner.
- 2) Approval of November Minutes – Shari made a motion to approve the October Minutes as amended. The motion was seconded by Gizelle. All were in favor and the motion was carried.

3) Open Forum. - None

- 4) Financial Report-Gizelle Lamb-Treasurer
The current Account Balances are as follows:
 - i) Focus Checking - \$ 24,223.04
 - ii) Focus Reserve Account - \$ 65,157.86

The Board reviewed the reports provided by Sarah. Funds have been transferred from the Reserve in anticipation of payments due for pool resurfacing. We are waiting to hear news regarding the ability of the vendor to provide deferred payment plan for pool deck resurfacing.

- 5) Committee Reports
 - a) Architectural Committee
 - i) Approvals – 1 for 7093 Via Ramada for a new roof.
 - ii) Houses Sold - Three sold and one is currently for sale. 7211 Via Colina, 7132 Via Maria and 7054 Via Ramada have sold. 7145 Via Colina is still for sale.
 - iii) Violation Letters have been sent
- 6) Office Report-Sarah Barber
 - a) Clubhouse Manager Report - Sarah is currently working on upgrading and redoing Quickbooks to make it more efficient. She reported that the computer is very slow while trying to complete this upgrade. Alex proposed that the office computer be replaced by a laptop. This would eliminate the lifeguard staff from using it and Sarah could access information from home when needed. Alex will research this purchase and make a recommendation for the next board meeting.
 - b) Clubhouse Rental Report for December – There are several events booked in the month of December: Shower on the 13th, Work Party on the 16th, Graduation on the 20th and Dinner on the 24th.
 - c) Collections - We still have 5 homes in delinquency, 2 homes in collections, 2 in bankruptcy, 1 is making payments.

- 7) Old Business
 - a) Restating Governing Documents – Alex talked to our attorney regarding her comments made at our last board meeting. He also spoke with our insurance agent regarding the questions our attorney had regarding the coverage provided by our policy.. The attorney recommends that we do not have an Associate Member on the HOA Board of Directors. The attorney stated that there were

implications of liability for both the Board Members and Homeowners since the Associates don't have a vested interest in the property yet as a board member, they have influence over decisions that are made regarding the property (except for financial approvals). He suggested that we appoint an Associates Representative like we do for the Swim Team and that they would only attend the beginning of each board meeting to give a report on any issues Associates may have and then they are free to leave the meeting upon conclusion of their report (similar to the Swim Team Representative). Alex made a motion to change the status of the Associates Member to Associates Representative and to remove them as a part of the HOA board of directors. Gizelle seconded the motion. The motion was discussed. All were in favor and the motion passed. These changes will be reflected in the new governing documents and implemented upon approval by the Homeowners.

- b) Diving Board – Going in soon
 - c) Pool Resurfacing – In progress, need to pick coping color. Rob suggested that before the new lights are installed, we have the wiring checked and possibly replaced so that we do not have any electrocutions due to faulty or old wiring. Sarah will speak with Genie Pools and see what needs to be done in this regard.
 - d) Pool Tile – Mediterranean Blue was chosen
 - e) Installing Security Cameras – Will be completed in December
- 8) New Business
- a) Choose Color for Coping – Colors provided were too dark. Board decided that we need a new brochure or color pallet to choose from. Sarah will inform Genie Pools.
 - b) Martin Murphy Pool Use – Our maximum pool capacity is 131, therefore, it was decided that we could not accommodate the use requested by Martin Murphy of 180 students.
- 9) All business was concluded and the meeting was adjourned at 8:30pm.