

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
January 12, 2016

- 1) Call to Order -- Robert called the meeting to order at 7:15pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Melinda Doutt, Member at Large; Gregory Cook, Secretary; Judy Seps, Associate Representative; Sarah Barber, Office Manager. Homeowners present were: Jennie Anderson.
- 2) Approval of November Minutes -- Gizelle motioned to approve, Greg seconded, all approved.
- 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 members wished to speak at the Open Forum.

- 4) Associate Member Representative Report – Judy
 - a) Bright Horizons Day Care would possibly like to offer early swim lessons (*i.e.*, first/second week in June) to their clients. They need to fix some transportation issues to make this happen, Judy will report on the progress at the next meeting.
 - b) There was a question raised by associate members about whether the new grills by the pool will use natural gas or charcoal – principally, some associate members enjoy the taste of grilling with charcoal. The following was observed: charcoal has a lot of mess associated with it, and is not as environmental friendly in terms of emissions, and we pay extra to clean up. Natural gas does have some issues, such as ensuring the gas is shutoff after use. Some pools use automatic shutoffs to ensure safety. There is a question of how much money the natural gas would cost to the Association, would this be rolled into the cost of rental fee? It was also noted that wood chips could be used to improve flavor, but this has its own associated cleanup costs. These issues will be kept in mind as we move forward.
 - c) Judy reported that she was able to contact David concerning the installation of the linear drains in the pool and whether he would come back and do the work to retexture after installation. He said that he would. Judy also requested that the rust near the swimming board be painted before the season begins.
- 5) Financial Report
 - a) Current Account Balances:
 - i) Focus Checking - \$ 25,881.70
 - ii) Focus Reserve Account - \$ 15,696.11
 - b) The Board reviewed Profit & Loss statement for January through December 2015. LPHOA revenues were 6% over budgeted revenue for the year, and we were roughly 2% under budget on expenses for an overall excellent financial report. The final Profit & Loss statement will be sent to the membership in February. Due to this overage in revenue, we were able to add \$10,000.00 to the Reserve Account.

- 6) Committee Reports
 - a) Architectural Committee
 - i) Approvals -- 7054 Via Barranca with extension to April 1 (requirement for dry weather); 6860 Avenida Rotella, with recommendation to paint flashing
 - ii) Houses Sold -- 7025 Via Serena; 7209 Via Maria; 7179 Via Maria; 7028 Via Serena; 7055 Via Serena; 7026 Via Pradera. For sale as of 1/12/2016: 7038 Via Pradera
 - iii) Violation Letters Sent: Letter was sent concerning an Army truck in a driveway
- 7) Office Report-Sarah Barber
 - a) Clubhouse Manager Report -- All is well.
 - b) Clubhouse Rental Report -- Three rentals, two baby showers and bridal shower. The Board approved the request for the Cub Scouts "Blue and Gold" ceremony which will be allowed to occur without charge as part of the Cub Scout rental.
 - c) Collections -- Five people in collections, two of which are in bankruptcy. One account is now bank owned. We have requested review by Collections manager at next meeting.
- 8) Old Business
 - a) Installing Security Cameras -- A few more details need to be taken care of before we can turn on the security cameras. Some need to be aimed properly, some flashing installed (noted at last Board meeting), and the cameras need to be wired into the system. There is no estimate yet as to when this will be completed.
 - b) Rules and Regulations -- The Board reviewed the current draft R&R and had numerous suggestions. As this will be an ongoing process, it was suggested that we upload the current document to Google Docs so that it could be edited and viewed. Greg volunteered to take the current suggestions and post them to start the process.
- 9) New Business
 - a) Ballot Results for Restating Government Documents -- Sarah recommends that we postpone the count of the ballots for the CC&R and By Laws until at least February or we when have approximately 200 ballots.
- 10) Adjournment -- Robert made a motion to adjourn the meeting at 9:07pm. Greg seconded. All were in favor.