

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
April 14, 2015

- 1) Call to Order - The meeting was called to order at 7:08 PM by Gizelle Lamb. In attendance were Gizelle Lamb, Treasurer; Shari Bleeg, Member At Large; Melinda Doult, Secretary; Sarah Barber, Office Manager; Judy Seps, Associate Member Representative. Also in attendance: Ron Barnes, neighbors Pam Fasan, Linda and Esther. Alex Fasan, President, arrived after meeting was called to order.
- 2) Approval of March Minutes. Shari Bleeg made a motion to approve March minutes as amended. Gizelle Lamb seconded the motion. All were in favor for approving the minutes and the motion was carried.
- 3) Swim Team: Season begins April 27, 2015. The team is full and they have 150 swimmers. Ron will confirm the swim meet dates that will be held at Los Paseos.
- 4) Associate Member Representative Report: Judy Seps reported that the City Inspector will be conducting a full pool inspection on Thursday. There was a concern about the section of ivy/dirt next to the pool deck and if there was anything that can be laid to make sure dirt isn't tracked into the pool. Gizelle confirmed that the ivy will be removed and decomposed granite will be laid prior to the swim season opening.
- 5) Financial Report-Gizelle Lamb-Treasurer
 - a) Current Account Balances:
 - i) Focus Checking - \$ 129,222.48
 - ii) Focus Reserve Account - \$ 21,572.30
- 6) Committee Reports
 - a) Architectural Committee
 - i) Approvals: 7211 Via Colina – New fence and new gate; 7059 Via Pradera – Replace front entry door and front window; 7213 Via Romera – Replace front fence.
 - ii) Houses for Sale: 7145 Via Colina, 7213 Via Maria, 7188 Via Maria
 - iii) Houses Sold: None
 - iv) Violation Letters: Letters will be sent this week.
 - v) Architectural Violations: If homeowner fails to rectify violation, access will be banned and homeowner will no longer have access to the pool and common areas until all fines are paid and violations corrected. The board reviewed violation practices from other associations and will discuss further at the next meeting.
- 7) Office Report-Sarah Barber
 - a) Clubhouse Manager Report: Los Paseos Elementary School Pool Party will take place on Wednesday, June 3rd. A pressure washer will be purchased to maintain the pool deck and for pool equipment cleaning. Bingo Budget: A homeowner will be organizing this event and has asked for "prizes" from the Association. The Board discussed and determined that the association does not have a budget for this. The Board has asked that the person organizing this event solicit donations.

The Interviews for pool staff have been completed and offer letters have been sent. Staff orientation is on April 25th.

- b) Clubhouse Rental Report: There was 1 rental this month so far. There are two rentals scheduled in May.
 - c) Collections - New Payment Plans are in effect for delinquent owners. 245 homeowners and 71 associates have paid 2015 dues. Two homeowners are still in bankruptcy and one of those will be going into foreclosure. The deadline to pay 2015 dues is 4/15/15. If late, they will incur a late fee. There are 34 homeowners who have not paid as of April 14th.
- 8) Old Business
- a) Restating Government Documents: The Board discussed some items pertaining to the governing documents.
 - b) Pool Resurfacing and Diving Board: There are a few small items to be finished but, for the most part, the job is complete. The Board did a walk through and will have the contractor complete a few more items.
 - c) Installing Security Cameras: Wire has been ordered to extend cameras on the exterior.
 - d) Security Lights in Parking Lot: Timer has been installed and set for these lights.
- 9) New Business
- a) Taxes and Financial Audit – Review: The annual Financial Review has been completed by the CPA. A copy of the audit was reviewed. The CPA also filed the Association tax returns for 2014 and the amount owed was under budget.
 - b) Drought Tolerant Yards: Linda was reading about the County providing money for a homeowner replacing their yard with a drought tolerant yard. She wants to find out more about how homeowner's can work with our Architectural Committee. The Board requested that an Architectural request be submitted for approval.
 - c) Changing Table: A member emailed a request to Sarah asking if the Board would install a changing table in the restrooms. The board discussed and since this was not a planned expense in our budget for 2015, it was determined that the Association cannot spend the money for this. It was suggested that the requesting member make a donation to pay for this table.
 - d) Solar rebates: Alex brought it to the Board's attention that consumers have one year to install before the 30% rebate goes away. The Board will conduct more research into obtaining solar equipment so that they can lower the PG&E expense for running the pool equipment.
- 10) Adjournment: Melinda made a motion to adjourn the meeting at 8:30 p.m.. Alex seconded the motion. All were in favor.