

**BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
November 15, 2016**

- 1) Call to Order – Robert called the meeting to order at 7:06 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doust, Member at Large; Judy Seps, Associate Representative, and Lisa Gasparovic, Office Manager. No additional Homeowners were present.
- 2) Approval of Minutes: A motion to approve the October 2016 minutes as amended during the meeting was made by Gizelle, Melinda seconded. Motion passed.

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. Speakers may not allot their time to others.

No one chose to speak during the Open Forum.

- 4) Associate Member Representative Report
 - a. The weekly emails and Facebook post have been appreciated by the Associate members.
 - b. Planning for December
 - i. Tree Pickup with Santa (Dec 3rd)
 - ii. Parents Night Out
 - iii. Cookie Exchange
- 5) Financial Report
 - a. Current Account Balances:
 - i. Focus Checking - \$39,607
 - ii. Focus Reserve Account - \$50,458
 - b. Budget: Gizelle motioned to approve the 2017 budget, Greg second, motion passes. Budget to be sent out on December 1st.
- 6) Committee Reports
 - a. Architectural Committee
 - i. Approvals: 7131 Via Maria (2), 7066 Via Ramada, 7222 Via Bella, 74 Bernal Way
 - ii. Houses for Sale: 7132 Via Maria (\$799,000), 7029 Via Serena (\$885,000), 7201 Via Romera (\$775,000), 7163

Via Maria (\$699,950), 7227 Via Bella (\$899,500), 7040 Via Barranca

- iii. Houses Sold: 7138 Avenida Rotella (\$760,000)
- iv. Violation letters: No violation letters were sent this month.

7) Office Report

- a. Clubhouse Manager Report
 - i. Movie night – around 15 people attended
 - ii. Election Poll at the Clubhouse
 - iii. Holiday Boutique: was relatively successful, but next year it is recommend that more Holiday related items and hand craft items be available to improve attendance.
- b. Clubhouse Rental Report
 - i. Three for November, four for December, one in January
- c. Update on HOA payments outstanding (as of 11/15/2016)
 - i. Number of Owners Paid to date: 273
 - ii. Amount Paid to date: \$152,667
 - iii. Number of Associates Paid to date: 76
 - iv. Amount Paid to date: \$46,755
 - v. Number of Owners Paid Late: 32
 - vi. Amount of Late Fees Paid: \$1,848
 - vii. Number of Owners Delinquent (as of 7/8/2016): 6
 - viii. Number of Owners being sent to Collections: 2
 - ix. Date Notice letter sent: 5/23/2016
 - x. Date sent to Collection Agency: 7/20/2016
- d. Results of Executive Session on status of collection accounts:

When sessions may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned, while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.

Case 201601: No update, new account.

Case 201602: Received check for \$600.

Case 201603: Chapter 13 Bankruptcy filed. Last payment received 9/26/2016. Balance as of 11/15/2016 is \$887.

Case 201604: Pro Solutions is aware of contact received in October. Pro Solutions maintains there no way to reach debtors. Balance as of 10/11/2016 is \$3311, but this includes an invoice of \$2325 for Pro Solutions, which they are willing to write off. The Board is willing to settle for the balance without Pro Solutions fees, which would be \$985 + late fees + interest.

Case 201605: Non-judicial foreclosure filed August 2016. No response. Pro solutions recommends moving forward with foreclosure. Balance as of 11/15/2016 is \$1170.

Case 201606: In bankruptcy, paying \$50/month. Balance as of 11/15/2016 is \$2171.

- 8) Old Business
 - a. None discussed.
- 9) New Business
 - a. Proposal for a rental of the pool for the Stingrays for January and February with a possibility of extending to March, \$1500 per month is the standard charge.
 - b. Election results: Board members were elected with 82 homeowners responding.
 - c. The Board elected to retain all officers in their current positions (as listed above) for a second term.
- 10) Meeting adjourned at 9:15 pm.