

**BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
February 16, 2017**

- 1) Call to Order – Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Melinda Doult, Member at Large, Judy Seps, Associate Member Representative, and Lisa Gasparovic, Office Manager.
- 2) Approval of Minutes: A motion to approve the January 2017 minutes as amended during the meeting was made by Greg, Rob 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 Homeowners were present to speak.

4) Associate Member Representative Report

- a. Currently at capacity with a waitlist of 50, this is typically a two season waitlist.
- b. Suggestion: Movie Night in the Pool. Lisa will ask the Head Lifeguard if it seems feasible.

5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$46,552
 - ii. Focus Reserve Account - \$50,477
- b. Budget: Reviewed by the Board

6) Committee Reports

- a. Architectural Committee
 - i. Approvals: 7217 Via Maria, 7202 Via Maria
 - ii. Houses for Sale: No listings
 - iii. Houses Sold: None
 - iv. Violation letters: 6 violation letters sent out

7) Office Report

- a. Clubhouse Manager Report
 - i. Flooring sample selected, Premio 0490V, 228 Duomo

- ii. Windows on schedule
- iii. McCleary Painting was selected to paint the Clubhouse, highly recommended, lowest bid
- iv. Electronic bill paying working well
- v. Bingo Night was a hit, definitely do it again
- vi. Board approved 2017 Pool Schedule, opening April 29, closing October 1
- b. Clubhouse Rental Report
 - i. three for February, four for March, five in April, four in May
- c. Update on HOA payments outstanding (as of 11/15/2016)
 - i. Number of Owners Paid to date: 41
 - ii. Amount Paid to date: \$23,698
 - iii. Number of Associates Paid to date: 7
 - iv. Amount Paid to date: \$4,480
 - v. Number of Owners Paid Late: N/A
 - vi. Amount of Late Fees Paid: N/A
 - vii. Number of Owners Delinquent (as of): N/A
 - viii. Number of Owners being sent to Collections: N/A
 - ix. Date Notice letter sent: N/A
 - x. Date sent to Collection Agency: N/A
- 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: Received payment of \$653 on 11/20/2016. Homeowner sent certified letter to LPA to request a hearing on getting the collection fees waived. LPA response was sent on 1/5/2017. Waiting for a response from Pro solutions on the next steps.

Case 201602: Received payment of \$600. LPA balance is now \$5 plus Pro Solution fees. Balance as of 2/15/2017 is \$583 (includes 2017 assessment).

Case 201603: Chapter 13 Bankruptcy filed. Last payment received 1/24/2017. Balance as of 2/15/2017 is \$583 (includes 2017 assessment).

Case 201604: Pro Solutions will continue to pursue balance of \$1011 (includes 2017 assessment).

Case 201606: In bankruptcy, paying \$50/month. Balance as of 1/17/2017 is \$2565 (includes 2017 assessment).

8) Old Business

- a. The Board reviewed the new flooring samples for the Clubhouse and have selected one. Lisa will schedule when the flooring will be installed.
- b. The Board reviewed three painting proposals for the Clubhouse and Women's bathroom, and selected McCleary Painting based on quality of previous work and price.

9) New Business

a. Use of the pool for adult / lap swim – Alex motioned that we allow a group of adults for early morning adult lap swim. This group will need to self organize and lock up. Everyone who participates will need a wavier, no lifeguards will be provided. Rob seconded. Motion passed.

b. The Board reviewed and approved the 2017 Pool Schedule. Opening Day will be April 29th, and Closing Day will be October 1st.

10) Meeting adjourned at 8:25 pm.