

BOARD MEETING MINUTES  
LOS PASEOS HOMEOWNERS ASSOCIATION  
March 14, 2017

- 1) Call to Order – Robert called the meeting to order at 7:17 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Gizelle Lamb, Treasurer; Alessandro Fasan, Member at Large; and Lisa Gasparovic, Office Manager. Also in attendance were Jim Christensen and Linda Christensen, Homeowners.
- 2) Approval of Minutes: A motion to approve the February 2017 minutes as amended during the meeting was made by Rob, Gizelle 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.

Linda and Jim form the Welcoming Committee for the Los Paseos Association. They went out last evening with the welcome baskets, which were contributed to by local vendors. They visited four houses and have one more to go. They had great interaction with the Homeowners. One recommendation of note to all new and current Homeowners is to obtain a locked mailbox. Boy Scout and Girl Scout Troops would like to have a one page flyer distributed as part of the Welcome Basket, they will supply. Lisa will put together a welcoming letter from the Association. It was agreed that we should mention the new families in a "New Member Spotlight" in the *Que Paso*. Lisa will investigate putting together a form for families to fill out so that we receive the necessary information.

- 4) Associate Member Representative Report
  - a. Associate Members proposed having an Adult Swim Night a couple times during the summer, suggested time is 8-10pm. The idea was positively received by the Board.
- 5) Financial Report
  - a. Current Account Balances:
    - i. Focus Checking - \$73,050
    - ii. Focus Reserve Account - \$35,658
  - b. Budget: The current budget and expenditures to date was reviewed by the Board

6) Committee Reports

a. Architectural Committee

- i. Approvals: 7059 Via Pradera
- ii. Houses for Sale: No listings
- iii. Houses Sold: None
- iv. Violation letters: 4 violation letters sent out

7) Office Report

a. Clubhouse Manager Report

- i. Gazebo expansion as described in the 2017 budget has started and will be completed within two weeks.
- ii. New Clubhouse windows are in and look spectacular! (In the opinion of the Board.)
- iii. New umbrellas as accounted for in the 2017 budget are in and concrete footings are scheduled to be poured this week.
- iv. Jerry-the-Pool-guy will look at the diving board to see if the rust can be removed.
- v. Paint selection was made by the Board, painting will commence this week. A unanimous e-mail positive vote was taken to include an additional \$950 for all trim/doors in the clubhouse, office, and bathrooms.
- vi. Floor replacement is scheduled March 22-24, W-F, Lisa has determined there will be no interference with Clubhouse activities.
- vii. Swim Team contract has been signed and interviews for lifeguards will commence next week. A Board member (to be determined) should meet with the Lifeguards before the pool opens to make sure that good communication is maintained between the Board and the Lifeguards.

b. Clubhouse Rental Report

- i. Four for March, four in April, five in May.

c. Update on HOA payments outstanding (as of 3/14/2017)

- i. Number of Owners Paid to date: 130
- ii. Amount Paid to date: \$75,839
- iii. Number of Associates Paid to date: 26
- iv. Amount Paid to date: \$16,600
- 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.

No changes in the status of the collections accounts this month.

8) Old Business

- a. ADA review. Gizelle motioned to approve a quote from ADA Compliance Consultants, Inc. for \$2,510 to have the facility surveyed for ADA deficiencies. This survey will determine what changes the HOA facility would require in order to become ADA compliant. The survey will include a set of drawings and specifications which the Association would then be able to give to contractors for obtaining an accurate quote for the costs in becoming ADA compliant, as was requested by Homeowners at a Board meeting last year. Greg seconded. Motion passed.

9) New Business

- a. Lisa is working on getting the Clubhouse calendar on-line, she will update with progress at the next Board meeting.

10) Meeting adjourned at 8:27 pm.