

BOARD MEETING MINUTES  
LOS PASEOS HOMEOWNERS ASSOCIATION  
May 9, 2017

- 1) Call to Order – Robert called the meeting to order at 7:30 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Gizelle Lamb, Treasurer; Melinda Doult, Member at Large; Judy Seps, Associate Member Representative; Lisa Gasparovic, Office Manager; and Teresa Petrak, Homeowner.
- 2) Approval of Minutes: A motion to approve the April 2017 minutes as amended during the meeting was made by Rob, 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.

Chess club: Decision is to send out request for interest in the Que Paso, \$15 per six week session.

4) Associate Member Representative Report

- a. Judy and Lisa will finalized dates for all activities and get back to the Board.
- b. Associates really like the new Pergola and new umbrellas. :-)

5) Financial Report

- c. Current Account Balances:
  - i. Focus Checking - \$132,577
  - ii. Focus Reserve Account - \$20,772
- d. Budget: The current budget and expenditures to date was reviewed by the Board

5) Committee Reports

- a. Architectural Committee
  - i. Approvals: 7213 Via Romera, 7070 Via Ramada
  - ii. Houses for Sale: 7032 Via Serena (\$824,900), 7136 Via Romera (\$799,900), 7260 Via Vista (\$799,888), 7083 Via Serena (\$699,700), 6816 Avenida Rotella (\$697,9500
  - iii. Houses Sold: 7137 Via Colina

iv. Violation letters: three letters sent out

6) Office Report

a. Clubhouse Manager Report

- i. Current Clubhouse reservations: one in April, five in May, two in June, and lots of pool parties.
- ii. New flooring was installed, and there is new paint in Clubhouse. This was inspected by the Board, and there is agreement that it is both a necessary and high quality upgrade, and will support many activities for years to come.
- iii. Current projects: upgrading outlets, changing hardware, shower curtain, hooks on wall.
- iv. Completed the hiring process of 13 lifeguards, and 14 gate attendants.
- v. A training will occur on April 23<sup>rd</sup>, and Board member will attend in order to ensure that the support of the Board is communicated to the Lifeguards and Gate Attendants.

b. Update on HOA payments outstanding (as of 5/09/2017)

- i. Number of Owners Paid to date: 263
- ii. Amount Paid to date: \$152,033
- iii. Number of Associates Paid to date: 71
- iv. Amount Paid to date: \$40,440
- v. Number of Owners Paid Late: 12
- vi. Amount of Late Fees Paid: \$747
- vii. Number of Owners Delinquent (as of 5/9/2017): 16
- 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

c. 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 – Verified total due with Pro Solutions after credits for interest charged from January to April. Outstanding balance to Pro Solutions is \$397. Sending certified letter to Homeowner 5/10/2017

Case 201602 – Wrote off \$5 balance to LPHOA. Only balance left is with Pro Solutions.

Case 201603 – Chapter 13 bankruptcy filed. Last payment received on January 1, 2017. Balance as of 5/09/2017 is \$583 (includes 2017 assessment).

Case 201604 – Received payment of \$552 on December 19, 2016. Pro Solutions will continue to pursue balance of \$1011 (includes 2017 assessment). (Same as last month.)

Case 201606 – In bankruptcy, paying \$50/month. Paid \$450 on 4/26/2017. Balance as of 5/09/2017 is \$1965 (includes 2017 assessment.)

7) Old Business

- a. Diving board inspection: Dick at Genie Pools recommended by phone that it be scraped and painted once a year. Lisa will get referrals from Dick for painters who could do the work.
- b. Ping pong table up to \$600, motioned by Greg, seconded by Gizelle, motion passed.
- c. “Mommy and Me” proposal, 1 to 3 years, concurrently with swim lessons, swim diapers required.
- d. T-Birds Future Stars Basketball camp will occur again. \$1000 flat fee for the season in installments.

8) New Business

- a. Equipment policy to be drafted for Rules and Regulations. For now, (a) only buy equipment once a year (b) needs to be checked out by responsible adult (c) on pool use form for next year
- b. Fundraising ideas being developed for items not in current budget and sport court improvements.

9) Meeting adjourned at 9:07 pm.