

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
July 11, 2017

- 1) Call to Order – Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Gizelle Lamb, Treasurer; Alex Fasan, Member at Large, Judy Seps, Associate Member Representative; Lisa Gasparovic, Office Manager. Homeowner Rita Helfrey and Homeowner representative Doug Fumagalli were also present.
- 2) Approval of Minutes: A motion to approve the June 2017 minutes was made by Rob, Greg 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.

Doug appreciated that the Cub Scouts are able to meet here, they help as much as they can in appreciated. Proposed a Bunko Night for Homeowners, Lisa will coordinate and get back to the Board.

- 4) Associate Member Representative Report
 - a. Overnight Swim party was a big success, everyone is happy with the Clubhouse.
- 5) Financial Report
 - a. Gizelle produced the 2106 Los Paseos Association Budget Variance Report, and it was reviewed by the Board. Gizelle motioned that we accept the report and send it with the Auditors report to the Homeowners. Alex seconded. Motion passed.
 - b. Need to find 3 more Associate members. Lisa will send out an announcement to all on the waiting list, prorated to \$400.
 - c. Current Account Balances:
 - i. Focus Checking - \$121,405
 - ii. Focus Reserve Account - \$20,775

- d. Budget: The current budget and expenditures to date were reviewed by the Board.

6) Committee Reports

a. Architectural Committee

- i. Approvals: 7127 Via Romera, 7029 Via Barranca
- ii. Houses for Sale: 7044 Via Serena, 7028 Via Barranca
- iii. Houses Sold: None
- iv. Violation letters: Six violation letters sent this month, details in Executive Session.

7) Office Report

a. Clubhouse Manager Report

- i. New website is being created, should be live next month.
- ii. QuickBooks on-line subscription has doubled, will now pay for desktop version instead.
- iii. Finishing third session for Swim Lessons, all going well. 8 graduates of "Mommy and Me", however, would like more.
- iv. Clubhouse rentals, 3 for July, 2 for August, 1 for September

b. Update on HOA payments outstanding

- i. Number of Owners Paid to date: 274
- ii. Amount Paid to date: \$159,493
- iii. Number of Associates Paid to date: 72
- iv. Amount Paid to date: \$46,040
- v. Number of Owners Paid Late: 21
- vi. Amount of Late Fees Paid: \$1487
- vii. Number of Owners Delinquent (as of 5/9/2017): 2
- viii. Number of Owners being sent to Collections: 2
- ix. Date Notice letter sent: 5/19/2017
- x. Date sent to Collection Agency: TBD

8) Old Business

- a. Chess Club Update: opening up to those willing to learn, but prior experience is not necessary. Fee waived by the Board.
- b. Security cameras: Lisa will have someone familiar with security system check out the non-functioning cameras, and also get a quote for the sports court.
- c. Plan is to schedule meeting with Collection Agency in August to review policies and go over the new contract.
- d. Violation master list tabled until September.
- e. Security guards: Proposal: **any** party which goes past 10 pm will require security guard for a minimum of four hours. Requesting three bids, board will review contract update.

9) New Business

- a. Premises damage: the Dumpster was hit by a car and damaged our fence. We are still investigating.
- b. A refrigerator was donated to the Club House, much more energy efficient.
- c. Board has decided to sponsor a limited number of users of the Clubhouse (but not the Pool) free of charge. In general, users must be a non-profit and have an impact on our community in some positive way. Lisa will monitor participation, and those that schedule but do not use the Clubhouse may be required to pay a user fee in the future.

10) Results of Executive Session on status of collection accounts:

The times when Board meetings 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 201603 – Chapter 13 bankruptcy filed. Last payment received on 01/24/2017. Balance as of 7/11/2017 is \$583 (includes 2017 assessment). Collection agency to pursue.

Case 201604 – Received payment of \$552 on 12/19/2016. Pro Solutions will continue to pursue balance of \$1011 (includes 2017 assessment). (Same as last month.)

Case 201606 – In bankruptcy, paying \$50/month. Received \$90 partial payment on 5/23/2017. Balance as of 7/11/2017 is \$1775 (includes 2017 assessment.)

Case 201701 – Homeowner did not pay required fees for this year, case established this meeting. Date sent to collection agency is TBD.

Case 201702 -- Homeowner did not pay required fees for this year, case established this meeting. Date sent to collection agency is TBD.

11) The meeting was adjourned at 8:55 pm.