

Board Meeting  
Los Paseos Association  
April 2013

The meeting was called to order at 7:10 PM attendance were: Jeff Lemas, Tim Nemeth, Rita Helfrey, Gizelle Lamb, Treasurer, Judy Seps, Guy Berry, Associate Members Representative, Sarah Barber, Clubhouse Manager,.

Others in attendance : Roseryn Bhudabourg, Brighton Keslin, Juan Dominguez, Julie Jackson

Roseryn Bhudabourg from city councilman Ash Kalra's office passed out newsletter, D2 Review

- Gave us update on Village Oak development (at Cottle and Hwy 85)
- Announced that Mr. Kalra and Mayor Reed will be holding a community event discussing the 2013-2014 City Budget on May 6<sup>th</sup> at South Side Community Center 5585 Cottle at 7 pm
- Reminded us that August 6<sup>th</sup> was National Night Out date. More info at <http://www.sjpd.org/BFO/community/crimeprev/nationalnightout.html>
- Mr. Kalra will be attending our next HOA Board meeting on May 7th

Boy Scout Brighton Keslin who is working on his Eagle project, explained his plans for rebuilding the horseshoe pits. He agreed to send detailed drawing to the board before the next meeting. Some discussion on whether to buy bags of sand or buy in Bulk. Gizelle to investigate best prices.

Minutes for previous month - Prior Board minutes approved with changes and will be posted on line.

Homeowner spoke to continued problems with his tenant neighbor. Board ask that he provide them with detailed history of his problems and the homeowner will be notified of the problem.

Julie Jackson from LPAC swim team gave us and update. Still needs to provide the Board with copy of this insurance coverage

Proposal received from Prins Pool Remodeling to redo the pool for \$32,184. It was agreed that we need more bids before we proceed

Sarah to send out by email and regular mail, 2013 Swim Schedule and registration forms

### Financial

- Two instances on Fraudulent use of our credit card last month. Bank has resolved the issue
- Some discussion about switching banks but no decision was reached
- YTD 3/27/13 P&L statement (attached) was distributed
- Yearly dues starting to come in. There will be a late charge if not received by 15<sup>th</sup> of April
- Much discussion about some office repairs must presented with more detail and final approval of the board
- Motion by Lemas and 2<sup>nd</sup> by Berry that current work underway be approved. Passed
- Motion by Berry and 2<sup>nd</sup> by Lemas that all future repairs require at least 3 written bids on each item before Board will approve such repairs. Board reserves the right to waive this requirement. Passed and approved
- Financial report to homeowners due at end of April.
- Account Balances
  - Checking: \$79,531.85
  - Business Savings: \$ 5,283.66

- Waddell & Reed: \$88,686.27 (repair reserves)

#### Architectural Committee:

- Homeowner at 7089 Via Ramada submitted plan to install Solar. It was approved Guy B made motion, 2<sup>nd</sup> by Gizelle.
- Guy to contact several people who have shown interest in being on Architecture committee. Susan Wright and John Also reminder to add request to next Que Paso newsletter
- Two houses sold & closed
  - 6828 Avenida Rotella
  - 7222 Via Bella
- No new violations reported.
- Architectural committee needs to be formed. Each board member to ask someone they know to join

#### House for Sale/Sold

- 7179 Via Maria

#### Architecture Committee'

- Agreed that we need to get committee active. Sarah and Berry to try to make it happen
- 7044 Via Serena Skylight addition approved
- Several new violations provided to Sarah for reminder follow up letter

#### Clubhouse Manager Update

- All Life Guards, instructors and Gate Attendants have been hired for 2013. Training set up for April 27<sup>th</sup>
- Sarah to investigate a less expensive cleaning crew to use after building is rented and report back to board
- It was agreed that Sarah was to proceed to send owners not occupying their property a letter and invoice explaining that the Board had decided to follow III Section 7 Par d of governing documents to require a \$250 deposit and due in 30 days. Failure to pay this deposit will mean that their tenants lose their right to utilize clubhouse and pool until paid as well as late charge.
- Swim lesson and schedule completed (see attached).
- Pool party rentals to sign a waiver of Liability form
- Sarah provided a list of homeowners without phone numbers and/or email addresses. Ask if board members would be will to help update the list
- Discussion about need for more picnic tables. Nemeth made motion 2<sup>nd</sup> by Lemas that Sarah authorized to order 6 additional tables from Costco.
- Discussion about Board attendance at upcoming Echo events. Budget includes monies for attendance.

Meeting adjourned at 10:15 pm