

Board Meeting
Los Paseos Association
August 6, 2013

The meeting was called to order at 7:13PM by President Jeff Lemas. Others in attendance were: Gizelle Lamb, Treasurer, Rita Helfrey, Member-at-large Judy Seps, Associate Members Representative, Sarah Barber, Clubhouse Manager, Julie Jackson LPAC Representative, David Veroneau, Damon Holst, Jenn Holst, Fabio Rios, and Katherine Rios.

OPEN FORUM

An angry homeowner defiantly addressed the board and disrespectfully addressed the Clubhouse Manager regarding his July 20 clubhouse rental for his daughter's Quincenera. He said that at "4:30, Sarah showed up and told him that he shouldn't have a band here." He stated that, "the band left in a few minutes". He also said that "someone across the street took pictures of the minors who were gathered outside the clubhouse." At 8:30 Sarah returned to request that the doors and windows be closed because of complaints by neighbors of excessive noise.

A discussion was held regarding the need for the picture taking, use of restricted areas, cleanliness of the clubhouse after rental, and the rental agreement itself, which specifically states: "no live bands are allowed; congregating is not allowed in the parking lot; disrespecting neighboring homes with excessive noise and/or inappropriate behavior will result in rejection of future requests to rent clubhouse."

The President then pointed out to this homeowner that he had signed the rental agreement and willfully broken it by hiring a mariachi band, allowing guests to congregate outside, and the excessive noise with windows and doors open.

The homeowner then stated that he hoped that there would be "no repercussions" from the board regarding his violations using the clubhouse. The homeowner's daughter suggested that live music be allowed at rental functions.

The board agreed that this homeowner's right to rent the clubhouse in the future be revoked because of this incident and the fact that the rental agreement has been disregarded during past clubhouse rentals.

Julie Jackson reported that the LPAC swim season is over. She thanked the board for adjusting our schedule to allow various practice times. She stated that LPAC possibly may have raised enough money to replace the backstroke poles. Kevin Nichols, a parent, will contact us with a date for installation and any instructions regarding pool deck resurfacing. The record board will be left up until the pool closes.

Two homeowner/agents inquired about current LPHOA doc fees. They were informed that fees were voted upon at the last meeting and have been set at \$150.00.

FINANCIAL REPORT

Current Account Balances:

Checking - \$9,143.09

Business Savings - \$60,257.29

Waddell and Reed - \$88,695.51

Gizelle presented the board with a Year to Date Income and Expense Report showing a newly added Lessor Security Deposit Account into which Tennant Security deposits are kept from Homeowners who are renting their homes. There are 40 homeowners in the association who are currently renting their homes. A deposit of \$250.00 is currently being enacted, per our CC&R's, to cover any possible damage caused by renters while using the common areas.

She reported that the volleyball/badminton court has been sodded and poles installed. The oak tree had to be trimmed. Further, she noted that the pool has not been replastered in 45 years and there is now an Adults with Disabilities Act which will require changes for rails. During the winter she said she would get information regarding filling and/or sealing pool cracks. The sports court and deck are in need of either asphalt or concrete resurfacing.

COMMITTEE REPORTS

Architectural Committee

There is no active committee, but an approval was given by email for solar installation. A homeowner on violation cut back his fence that was blocking his neighbor's gutter. Two yard violations were noted and the storage of a buggy or trailer on the grass of one home. *Sarah will send out violation letters.*

7211 Via Bella is for sale. Two homes have recently been sold, and Welcome to the Neighborhood gift cards have been sent. House values are rising and homes are selling quickly.

OFFICE REPORT

Sarah distributed a salary report that she researched regarding Swim Instructors, Gate Attendants and Lifeguard wages for the season. We are projected to be \$4,638.97 over budget, due to minimum wage increase and retroactive Swim Instructor salary increase. Proposed bonuses and remaining hours were also outlined in this report. An email consensus had been made increasing the swim instructor salary from \$11.00 to \$13.00/hr. for the last session of swim lessons. This report also revealed that the revenue for this season's swim lessons exceeded the budgeted amount expected by \$9,000.00.

A motion was made by Jeff and seconded by Tim to make this Instructor salary increase retroactive for all swim instructors for this season. This amount would be \$685.00 affecting 9 instructors. The motion passed.

Retroactive increase will be distributed to affected instructors.

There are no future scheduled clubhouse rentals.

There are 4 unpaid homeowners dues for this year. A total of 14 homeowners are in arrears. We have one lien and one property is in a foreclosure process and has been bought. The homeowner has 90 days in which to reclaim this property.

OLD BUSINESS

Sarah presented information from two companies on basketball backboards.

Pole heights come in 6, 8 or 10 feet. Jeff made a motion that Gizelle seconded to replace two existing basketball backboards with the 10 foot poles and include pole padding for \$656 each and to limit shipping and handling to \$150.00 for the two. *Sarah is to hold the order and notify board members if the shipping charges exceed this amount.*

Clubhouse rental continues to be to members only.

NEW BUSINESS

Movie Night

Tim made a motion that Rita seconded to ask for guest donations of \$1.00 for the Movie Night on August 17.

Flagpoles

Gizelle reported that the cost for painting and purchasing rope to refurbish the three flag poles is \$1,500.00. Jeff moved and Gizelle seconded that we spend the money for this project. Gizelle also reported that a homeowner, Steve Smith, had an American flag and a California flag that he wanted to donate once the poles were ready. There is space for a third flag. It was suggested that the third flag could be one with a Los Paseos logo or LPAC logo. *We will ask LPAC who made their flag.*

The meeting was adjourned.

Submitted by Rita Helfrey, Member at Large for Guy Berry, Secretary