

**Board Meeting
Los Paseos Association
December 4, 2012**

The meeting was called to order at 7:15PM by President Jeff Lemas. Others in attendance were: Tim Nemeth, Vice President; Rita Helfrey, Secretary; Gizelle Lamb, Treasurer, Judy Seps, Associate Members Representative, Sarah Barber, Clubhouse Manager, and Guy Berry elected 2013 Board Member.

OPEN FORUM

No issues were brought up at this time.

MINUTES

There were a variety of corrections to the November minutes. *Rita will send the corrected minutes by email to the board for approval after which Sarah may post the final draft online.*

FINANCIAL REPORT-Gizelle Lamb, Treasurer

Current Account Balances:

Wells Fargo Business Checking -\$12,883.66

Wells Fargo Business High Yield Savings -\$50,312.36

Waddell and Reed -\$88,681.22

Several reports were distributed as part of the Treasurers Report, including:

2012 Year to Date Income and Expense Report and the 2013 Final Budget. An email attachment had previously been sent to board members of the completed October, 2012 Reserve Report (60 pages) performed in October by Association Reserves .

The Annual Homeowners packet was sent out November 15, containing a 3-Minute Executive Summary of the Reserve Report (2 pages), the 2013 Budget, notification of 2013 dues, \$410 for homeowners and \$525.00 for Associate Members in addition to LPHOA policies and guideline information.

COMMITTEE REPORTS

Architectural

An approval was made by email vote of a request regarding the addition of a transom window on the 10' side of a home after wall replacement of the current sliding glass doors. The window will be opposite the neighbor's wall.

7 violations on various streets were discussed and the procedure for violations was reviewed. *Sarah will send code reminder letters to current homes with violations.*

A realtor called regarding one home in foreclosure which sold November 15. The realtor stated that the bank wanted to pay the unpaid homeowner dues for 2011 and 2012 in the amount of \$854.00

OFFICE REPORT

Sarah provided the check register for November which indicated payment of State Income Taxes, Federal Income Tax, Ace Fence and Gate, Burr Plumbing, Guard Insurance for Worker's Comp, Jerry Bozzo (2 new pool heaters installed), Century Lighting (new timer installed), and new subscriptions to AT&T for office/fax /cell and ECHO.

She also reported that of the 30 outstanding 2012 homeowner dues 11 remained unpaid by November 30. *Sarah will send out Delinquent Notices with the addition of late fees to these members. A30 day notice of Intent to File a Lien will be sent after January 4, 2013 if these dues remain unpaid.*

It was noted that no 2011 accounts were sent to collections. This is usually done at the end of August or beginning of September. Six accounts (prior to 2011) remain in collections. There are two clubhouse rentals for December.

NEW BUSINESS

A request was made by a Daisy Troop for usage of the clubhouse on Thursday evenings. No action was taken on this request, but, in response, Sarah provided a calendar of clubhouse rentals to each Board Member to give a clearer vision of clubhouse usage and can also be updated at each meeting. It was noted that LPAC meetings will not continue to be held at the clubhouse. A discussion was again held regarding usage of the clubhouse by non-members. No motion was made regarding this item, but consideration may be given on a case by case basis.

Jeff moved and Gizelle seconded that the Sting Rays be allowed usage of the clubhouse for a Christmas gathering. Christian Heavner requested the use of the clubhouse for a Boy Scout Holiday party in January in exchange for a service project.

OLD BUSINESS

Termite Damage

Gizelle reported that she has met with a couple of contractors and walked the premises with them to point out termite damage repairs that are needed. She is anticipating bids from each and will forward them to the Board for approval via email, so that work can begin before the end of the year. In addition, she noted that the backboards for the basketball hoops need replacement, and the lights are out on each pole, which can be replaced with more energy efficient lights and the poles need repainting.

Sport Court Repair

Fence removal and replacement is underway.

UPCOMING EVENTS

A dinner will be held at Buco de Beppo on December 12 for Board members and their guest.

Meeting adjourned.

Respectfully submitted,
Rita Helfrey, Secretary