

Board Meeting
Of the Los Paseos Association

August 13, 2009

The meeting was called to order by Chris Roberts, President,. Other board members present were Tim Nemeth, Vice President; Diane McGeachy, Treasurer; Rita Helfrey, Secretary; and Judy Seps, Associate Member Representative. In addition, the following persons were in attendance: Sarah Barber, Office Manager, Shirin Darbani, Juan Hernandez, Evan Jones, Chris Cannard and Robert DeMong.

Chris moved to approve the July minutes as written. Tim seconded the motion. The July minutes were unanimously approved.

Homeowner, Robert DeMong reported that the DOT sent out workers to prune the rose bushes and clean up the median area at the entrance to the Paseo and that the street sweepers have also put the area on their weekly sweeping route.

Shirin Darbani, representing Councilman Ash Kalra, handed out their office newsletter for August, which lists events in our District. These events are also online accessible from Ash Kalra's office. She mentioned that the Albertson Parkway will be opened on August 29 and that the Santa Teresa Library is scheduled to open in October. She also reported that the Police substation off Monterey Hwy. won't be completed until 2011, there will be a budget meeting for District 2 in late September or early October, and that there are commission openings.

FINANCIAL REPORT

Wells Fargo Checking \$5,558.14
Wells Fargo Business Savings \$78,060.74
Waddell and Reed \$66,430.71

A check register for the month of July was included in the financial report.

A copy of a reserve study service offered by Lucid Enterprises, Inc., for \$1,954.00 was reviewed. This company also offers a software program for \$50.00. It was decided to acquire at least two more proposals before making a decision regarding who completes our next reserve study.

Diane and Sarah are now preparing for the 2010 budget.

ARCHITECTURAL COMMITTEE

No meeting held this past month. It was suggested that the names of those on this committee be kept confidential due to recent negative comments directed toward its members.

A homeowner, present at the meeting, asked approval to erect a non attached patio cover to his property. He intends on upgrading his present patio by removing the present cover and replacing it.

Another homeowner in attendance stated that he had received a second notice which included at \$50.00 fine for weeds along his parking strip. Since he had removed the weeds and a rose bush after the first notice he was questioning the fine. A board member produced a letter that this homeowner had submitted a year ago stating that "by the end of September he will finish the landscaping requested". It was pointed out that the second notice he received was a follow up to his letter of a year ago. It was agreed by the board and this homeowner that he would "remedy acceptably by the end of September 2009," and that his fine would be waived.

Other requests submitted for approval from various owners were for installations of Direct TV, a fence/gate, roof, garage door, sky light and patio roof.

A question was asked if it is possible to erect a vehicle barrier to preserve landscaping of a home on the alley. The question was raised regarding the property and if it may be city property. This will have to be determined before approval is given.

8 houses are still for sale within the association. One house sold on July 14. Chris was able to welcome all but one of the recent new homeowners, but stated that we do need a welcoming committee.

OFFICE REPORT

A bid from Coast Landscaping for the tree over the barbecue area was \$275.00 and \$325.00. Chris moved and Tim seconded that no more than \$325.00 be spent for this project. This passed unanimously. *Sarah will check the maintenance contract with Coast to see if it includes trimming back and/or maintaining the ivy growth on the fence.*

It was reported that \$10,000.00 was made on swim lessons; the pool repairs/replastering would cost \$20,190-\$21,056; six homeowners remain outstanding for 2009 homeowners fees; 6 clubhouse rentals are booked through the end of the year and 6 homeowners fees remain in collections for 2008.

The next Family Fun Night is scheduled for August 22.

NEW BUSINESS

A break down of costs associated with sending out escrow packets was reviewed, revealing a total cost of \$87.75 for time and materials. Chris then moved and Diane seconded the motion that LPHOA would change the fees charged for our document packets to \$100.00.

The meeting was adjourned at 8:48 PM.