

Los Paseos Homeowners Association
Board Meeting
December 8, 2009

The meeting was called to order by President Chris Roberts. Other Board members present were: Vice President, Tim Nemeth; Treasurer, Diane McGeachy; Secretary, Rita Helfrey; Carole Stuart, newly elected board member; Associate Member Representative, Judy Seps and Clubhouse Manager, Sarah Barber. In addition, the following persons were in attendance: Nancy Keslin and Robert DeMong.

Nancy Keslin, President of the Los Paseos Aquatic Club, presented a calendar of dates for the swim team's desired use of the pool for 2010. The board requested that corresponding days of the week and times be added to the schedule for ease in cross referencing with pool availability. They specifically were requesting that a swim clinic be held prior to the opening of the pool. Additionally, Nancy stated that the LPAC insurance indemnifies parking in the LDS church parking lot and she agreed that clubhouse rentals are always a priority as far as LPAC events are concerned. Registration for new swimmers will be at the clubhouse on Saturday, March 27. Rita moved and Chris seconded that the November minutes be approved with one edit, the addition of Rita's last name to the board members present. The motion passed unanimously.

Financial Report

Wells Fargo Checking-\$5,380.17
Wells Fargo Business Savings-\$37,633.32
Waddell and Reed-\$66,553.63

The Treasurer reported that the 2009 homeowners packet had been sent out at the end of November stating that dues for 2010 reflect a 1.5% increase as well as an additional assessment for repair of termite and weather damage: \$398.56 for homeowners and \$511.31 for associate members. Billing for such will be sent out on January 29.

The packet, which is to be included with these minutes, also contains the 2009 Reserve Study Report prepared by Associate Reserves, Inc. We have 60 days to respond to the study and a discussion followed pursuant to various items listed. The following inaccuracies with changes were noted: length of life of the concrete, change from 3-5 years to 5-10 years; the furnace/AC unit, one unit not two as listed; the bike rack, which should not need replacing; and the picnic tables which are changed every 5-10 years, not 20 years as listed.

Replacement/repaint/repair/refurbishing costs for the following items were also discussed: the block wall, chain link fence, PA system, life guard chairs and bathroom. *Diane will send corrections back to Associate Reserves, Inc.*

A check register for the month of November was also included in the Treasurer's report.

Committee Reports

Architectural Committee:

No meeting was held. Approval was given for residence's double pane, vinyl windows. No houses have been sold during the month but one is in the works. Chris reported that he did drop off one welcoming card.

Office Report:

The Clubhouse Manager reported that there are two rentals scheduled for December, one is New Year's Eve.

Old Business

Copies of four termite bids were provided by the clubhouse manager and a discussion ensued regarding Clark, Costal, Terminix and Espinoza. Clark and Coastal came out to inspect, Espinoza is not responsible for obtaining permits. *Sarah will ask two additional companies to come out; Kilroy and Western. She will also check with the Better Business Bureau on the status of each of the companies.* Additionally, it was noted that we pay Clark \$99.00 monthly to treat the clubhouse for ants, etc.

It was mentioned that the painting of the clubhouse should be scheduled following termite repairs.

The appointment of an Associate Member Representative as well as an Architectural Committee will take place at the January meeting.

A reminder was given that an end of the year dinner for the board is tomorrow night at the Summit Steakhouse at 6:00 P.M.

The meeting was adjourned at 8:15 P.M.

Submitted by Rita Helfrey, Secretary