

BOARD MEETING AGENDA
LOS PASEOS HOMEOWNERS ASSOCIATION
October 13, 2015

- 1) Call to Order – Alex called the meeting to order at 7:03pm. In attendance were Alex, Fasan, President; Robert Lombardi, Vice President; Gizelle Lamb, Treasurer; Shari Bleeg, Member at Large; Sarah Barber, Manager; Judy Seps, Associate Member; Lisa Barney, Jenn Holst and Greg Cook, homeowners.
- 2) Approval of September Minutes – Alex motioned to approve the minutes, Gizelle seconded, all approved.
- 3) Open Forum. Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

Lisa Barney asked if her girl scout troop could use the clubhouse once a month on Friday's. The board approved with the stipulation that rentals would take precedent. She will be turning in a list of dates.

- 4) Associate Member Representative Report – Judy is trying to get a hold of Dave from Ultimate Pool and Concrete, to get him to come out and fix a couple things on the deck. His number has changed, she's going to try some other resources.

The members would like to have a social event in the off season so they all don't go so long without seeing each other. The Board okayed this. An event will be planned, perhaps in January.

- 5) Financial Report-Gizelle Lamb-Treasurer – The Board went over the existing projected budget and discussed the budget for 2016. A 2016 budget will be approved at the Annual Meeting in November.
 - a) Current Account Balances:
 - i) Focus Checking - \$ 71,973.31
 - ii) Focus Reserve Account - \$ 5,693.68

- 6) Committee Reports
 - a) Architectural Committee
 - i) Approvals – 7198 Via Maria was approved for a new fence. 6832 Avenida Rotella was approved for a new roof. 7022 Via Pradera was approved for new paint. 7214 Via Romera was approved for solar panels. 7127 Via Romera was approved for new gate.
 - ii) Houses Sold – 7113 Via Colina and 7206 Via Romera have sold. 7179 Via Maria, 7028 Via Barranca and 7028 Via Serena are pending. 7055 Via Serena and 7209 Via Maria are for sale.
 - iii) Violation Letters – Sarah is working on these now.

- 7) Office Report-Sarah Barber
 - a) Clubhouse Manager Report – Clean-up day went well and we got everything put away.

- b) Clubhouse Rental Report – Wedding at the end of the month.
- c) Collections – 2 bankruptcies, one was bank owned, one is in the process of foreclosure and four more are in collections.

8) Old Business

- a) Restating Governing Documents – The changes that were discussed at the meeting with the Attorney were sent back to us and discussed at this meeting.
 - It has been agreed that the language will go back to 75 member limit on the Associate Members.
 - The restriction on animals will go back to saying reasonable number and the restriction on poultry and livestock will remain. More details will be handled through Association Rules.
 - There was concern about CC&R Section 6.6 which allows the Association to enter the owners' lot to perform maintenance and repairs. She recommends that language remain the same.
 - Concern was expressed about satellite dishes or improvements not visible from the street. It was agreed that this cannot be enforced so they are revising this provision so that approval is not required for things that cannot be seen from the street.
 - Rental restrictions will remain as was first proposed which will remain a 25% cap.
- b) Installing Security Cameras – Almost done with installation.
- c) Rules and Regulations – Going to have a separate meeting to do this.

9) New Business

- a) Adopt Election Rules – Gizelle made a motion to adopt the election rules as written. Shari seconded and all approved.
- b) ADA Audit – Lisa Barney and Jenn Holst put together an action plan to try and get us ADA compliant as well as coming up with ideas to raise money for the endeavor. She has an ADA checklist that we can check ourselves where we are compliant and where we are not. There was discussion about the fact that we need to hire a CASP inspector to give us a list of things that need to be done and licensed contractors to do the work. We can't have homeowners do the work themselves, and it all needs to be permitted. The Board is going to put it in the budget to have an inspector give us a plan for next year so we know how much money needs to be raised. The volunteers are going to find a CASP inspector to use for our inspection.

10) Adjournment – The meeting was adjourned at 9:02pm and the Board went into Executive Session.