

BOARD MEETING AGENDA
LOS PASEOS HOMEOWNERS ASSOCIATION
November 10, 2015

- 1) Call to Order – Robert called the meeting to order at 7:13 pm. In attendance were Alex Fasan, President, Robert Lombardi, Vice President, Gizelle Lamb, Treasurer, Melinda Doutt, Secretary, Sarah Barber, Office Manager, Guy Berry and Greg Cook, homeowner.
- 2) Approval of October Minutes – Melinda 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.

Guy Berry stated his concerns regarding the proposed CC&Rs currently out for a vote. He stated that there were problems and inconsistencies with the CC&Rs and recommended changing the documents. However, he was unable to give specifics on what sections he had issues with during the meeting and said he would email us so we can review and assess them. Guy asked why we could not make his suggested changes now. Alex Fasan explained that the Board has conducted numerous reviews of the documents over the past two years and the due diligence was completed several months ago. Alex also explained that the documents have been out for review by the homeowners since late July and that it is now too late to make additional changes as they have been sent to the owners to be voted on. We agreed to table his requested changes for future review and that we would address his concerns, if necessary, in the new Rules & Regulations or as a possible Amendment to the CC&Rs.

- 4) Associate Member Representative Report – No update to report.
- 5) Financial Report: Gizelle Lamb-Treasurer
 - a) Finalization of the 2016 Budget: Gizelle completed the comparison from the actuals of 2015 and the proposed 2016 Budget. The budget will essentially stay the same as last year.
 - b) Current Account Balances:
 - i) Focus Checking - \$ 51,887.68
 - ii) Focus Reserve Account - \$ 5,693.68
- 6) Committee Reports
 - a) Architectural Committee
 - i) Approvals – 110 Bernal Road – Exterior painting; 7038 Via Ramada – Turf replacement project.
 - ii) House Updates –7041 Via Barranca is active. 7025 Via Serena, 7179 Via Maria, 7028 Via Serena, 7055 Via Serena and 7209 Via Maria are pending. 7077 Via Ramada and 7028 Via Barranca are sold.
 - iii) Violation Letters – Sarah is working on these now.
- 7) Office Report-Sarah Barber

- a) Clubhouse Manager Report – Sarah sent the governing document packets mailed to all homeowners.
 - b) Clubhouse Rental Report – Holiday Boutique is scheduled for November 14. There are birthday parties on November 7 and 21st.
 - c) Collections – 2 bankruptcies, one was bank owned, one is in the process of foreclosure and two are in collections. APN #706-26-001 resolution of lien was signed.
- 8) Old Business
- a) Governing Documents – Ballots have been mailed and will be counted on December 8, 2015.
 - b) Installing Security Cameras – Installation is in progress. A metal sheet will be installed behind the camera to prevent the cutting of wires.
 - c) Rules and Regulations – Going to have a separate meeting to do this.
- 9) New Business
- a) Election Results: Robert Lombardi, President, Alex Fasan, Vice President, Gizelle Lamb, Treasurer, Greg Cook, Secretary and Melinda Doutt, Member at Large
 - b) Umbrellas and Stands: We took advantage of an end of season sale to purchase umbrellas and stands. The board voted and approved this purchase. There was a \$2,000.00 savings.
- 10) Adjournment –Gizelle made a motion to adjourn the meeting at 9:02 pm. Melinda seconded the motion. All were in favor.