

LOS PASEOS HOMEOWNERS ASSOCIATION
February 12, 2019

- 1) Call to Order -- Robert called the meeting to order at 7:09 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Lisa Gasparovic, Office Manager; Jennie Anderson, Homeowner.
- 2) Approval of Minutes: A motion to approve the January 2019 minutes was made by Robert, Gizelle seconded. Motion passed.

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.

No Homeowner chose to speak.

- 4) Associate Member Representative Report
 - a. No report.

5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$153,172
 - ii. Focus Reserve Account - \$60,531
 - iii. Board

6) Committee Reports

- a. Architectural Committee
 - i. Approvals: 7055 Via Barranca – exterior paint, 6860 Avenida Rotella – rental form for new renters
 - ii. Houses for Sale: 6804 Avenida Rotella, 7227 Via Bella
 - iii. Houses Sold: None
 - iv. Violation letters: 12 violation letters were sent this month.
 - v. According to LPHOA CC&R, by-laws, and regulations, RV parking is not allowed when visible from the street, even when behind a fence. This is becoming an issue. Lisa will

follow up with mass mailing with warning about parking RVs, enforcement to fines to follow with non-compliance.

7) Office Report

a. Clubhouse Manager Report

- i. All lifeguarding and CPR classes are posted on the American Red Cross website. Classes are scheduled for roughly every weekend until March. We are one of the few options for this training in this area.
- ii. Interviews for lifeguards and gate guards will begin in March.
- iii. Clubhouse Rentals: 3 in Jan, 5 in Feb, 0 for March, 2 for April
- iv. Due to an incident at the Clubhouse, renters will be reminded to keep the doors closed with signs and also this reminder will be added to the contract.

b. Update on HOA payments outstanding:

- i. Number of Owners Paid to date: 191
- ii. Amount Paid to date: \$123,075
- iii. Number of Associates Paid to date: 35
- iv. Amount Paid to date: \$25,075
- v. Number of Owners Paid Late: N/A
- vi. Amount of Late Fees Paid: N/A
- vii. Number of Owners Delinquent (as of 2/11/2018): N/A
- viii. Number of Owners being sent to Collections: N/A
- ix. Date Notice letter sent: N/A
- x. Date sent to Collection Agency: N/A

c. Status of Collection Accounts

- i. Case 201603 – New Chapter 13 bankruptcy case granted as of 11/2017. Balance as of 1/8/2019 is \$1947 (includes 2019 assessment.) Payment plan of \$100 per month was approved by the court, we are still waiting on the first payment. Since the 2018 and 2019 assessment is not included in BK, we can file for a relief from stay and demand payment on the whole outstanding amount. Approximate cost is \$1000. Permission to pursue this option was granted November 2018.
- ii. Case 201604 – Current balance is \$2,430 (includes 2018 and 2109 assessment/late fee).
- iii. Case 201606 – Currently paying \$50/month. Current balance is \$2,539 (includes 2018 and 2019 assessment/late fee.) This home is now bank owned, and once the bank has processed the invoices the Association will be paid.
- iv. Case 201801 – Initiated collection process 8/2108. Lien documents sent to collection company 10/23/2018. Current balance is \$1,306 (included 2018 and 2019 assessment.)

- v. Case 201802 -- Initiated collection process 8/21/18. Lien documents sent to collection company 10/23/2018. Current balance is \$1,306 (includes 2018 and 2019 assessment.)
- 8) Old Business
- a. Project Updates
 - i. Plans for the Interior Gazebo and grills were reviewed by the Board. We will move forward on both projects and they are in the 2019 budget.
 - ii. Bocce Ball court construction to commence on February 19th.
 - b. The Swim Team contract was reviewed by the Board. As two discrepancies were found on the contract, the Board made changes and will have them reviewed by the Swim Team Board before signing.
- 9) New Business
- a. New calendar additions: Bocce Ball Tourney/Family Night (March 16th) and 4th of July Bike Parade/BBQ.
- 10) The meeting was adjourned at 8:58 pm
- 11) Executive Session

The times when Board meetings may be held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.