

LOS PASEOS HOMEOWNERS ASSOCIATION
January 8, 2019

1) Call to Order -- Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Lisa Gasparovic, Office Manager; Robert Bimbi, Jennie Anderson, Homeowners.

2) Approval of Minutes: A motion to approve the November 2018 minutes was made by Gizelle, Robert 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.

Robert: Wanted to discuss the Bobby and Genee Holiday Lights. The Board noted that participation within the HOA is fine; the only restrictions are that the decorations need to be removed within 2 weeks after the holiday ends. Robert also suggested promoting the lighted arches as a unifying decoration through the neighborhood via developing an arch kit which Homeowners could purchase. Robert and his crew are willing to help teach how to build the kits. Jennie noted homeowners on Via Romera and Via Carmela (not part of the Association) also did a unifying decoration. Board is generally receptive to the idea.

Robert: The lights down the alley have been out for quite a while. Board noted that these lights were installed by the City and should be fixed by the City.

Robert: Noted that the roofs on the Alley are flat and likely need to be repaired. He would like to develop a common plan to help Association members on the Alley to repair their roofs. Board responded that as long as City approves, the Architecture Committee will also approve changes as long as they are in character with the Association.

4) Associate Member Representative Report
a. Great feedback on the new LPHOA logo, looks great.

- b. Concern was noted among the Associates about the fee increase. Board noted that increases in utilities and minimum wage, as well as replenishing the reserve fund, are driving factors in the increase.
- c. Large Jenga would be fun for larger children and teenagers.

5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$59,117
 - ii. Focus Reserve Account - \$60,510
- b. Board reviewed last year's results.
 - i. Notes: first aid and lifeguard classes should bring in more revenue.
 - ii. \$19,000 positive revenue balanced by an over budget on repairs to front entrance.
 - iii. Contributed \$25,000 to reserve.

6) Committee Reports

- a. Architectural Committee
 - i. Approvals: 7030 Via Pradera (front lawn rock wall)
 - ii. Houses for Sale: 6804 Avenida Rotella
 - iii. Houses Sold: None
 - iv. Violation letters: three violation letters were sent this month.

7) Office Report

- a. Clubhouse Manager Report
 - i. Noted that Century lighting comes out and check lights monthly; Lisa is to inquire about shifting the remaining lights over to LEDs.
 - ii. New LPAC President is Christie Buchanon, and will be meeting with Lisa to make sure the kitchen area is cleaned before swim meets end and other contract issues.
- b. Update on HOA payments outstanding:
 - i. Number of Owners Paid to date: 62
 - ii. Amount Paid to date: \$39,153
 - iii. Number of Associates Paid to date: 9
 - iv. Amount Paid to date: \$6,212
 - v. Number of Owners Paid Late: N/A
 - vi. Amount of Late Fees Paid: N/A
 - vii. Number of Owners Delinquent (as of 7/9/2018): 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.) Received call in December that the bank is taking over the home so we hope to receive the payment soon.
- 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 8/2108. Lien documents sent to collection company 10/23/2018. Current balance is \$1,306 (includes 2018 and 2019 assessment.)

8) Old Business

- a. Bocce ball court contract has been signed for \$15,000. Construction is scheduled to commence the end of February, with an estimated three weeks to complete. Play should commence starting April 1st.
- b. Eddie will be drawing up plans for the updates to the inner pergolas, which greatly need updating and are becoming a hazard in some areas.

9) New Business

- a. Board positions are as noted in the Call to Order. Alex Fasan (absent) remains Vice President.

10) The meeting was adjourned at 8:25 pm

11) Executive Session

The times when Board meetings may 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.