

LOS PASEOS HOMEOWNERS ASSOCIATION  
May 14, 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; Cherise Triano, Rita Helfrey, Homeowners.
- 2) Approval of Minutes: A motion to approve the March 2019 minutes was made by Robert, Richard seconded. Motion passed. (Note: no Board meeting was held in April.)

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.

Cherise: Expressed concern that the special assessment seems to still be a part of Homeowner assessments? Board response: no, the special assessment was for only one year; current increases are allowed by CC&Rs and necessitated by increased operating costs.

4) Associate Member Representative Report

- a. Associates report that the BBQ and trellis' look good. :-)
- b. Associates are inquiring about floating "noodles" for the pool. Board response is that they will not be supplied this year, the filters are clogging up because the noodles are being damaged and pieces are winding up in the filters. However, personally owned noodles are still allowed.

5) Financial Report

- a. Current Account Balances:
  - i. Focus Checking - \$173,227
  - ii. Focus Reserve Account - \$60,590
- b. Board reviewed the current budget. Lifeguard/CPR/First Aid classes were five times over expected income.
- c. Lisa is still working on quotes for electronic access to the gate.

6) Committee Reports

- a. Architectural Committee
  - i. Approvals: 7212 Via Bella (fence), 7147 Via Maria (solar), 7028 Via Serena (garage conversion)
  - ii. Houses for Sale: 7054 Via Ramada, 7227 Via Bella, 7022 Via Pradera, 6804 Avenida Rotella, 7208 Via Colina, 7232 Via Vista
  - iii. Houses Sold: 7187 Via Maria, 7188 Via Maria
  - iv. Violation letters: [need to add] violation letters were sent this month.

## 7) Office Report

- a. Clubhouse Manager Report
  - i. We are now at full staff, with seven brand new gateguards one new lifeguard; we also have four new instructors for swim lessons.
  - ii. All swim lesson signups are on-line this year, with eighty-eight signed up for swim lessons this year.
  - iii. Associate memberships: seventeen memberships opened up this year, sixteen were subsequently filled.
  - iv. Rentals: 8 for May, 8 for June, 2 for July. June is completely booked for pool parties.
  - v. BBQ grills are completed, all four replaced for this year due to wear and tear.
  - vi. The Overhang area will likely be completed next week.
  - vii. A new water heater will be installed next week.
  - viii. Solar bids are in progress.
- b. Update on HOA payments outstanding:
  - i. Number of Owners Paid to date: 257
  - ii. Amount Paid to date: \$170,056
  - iii. Number of Associates Paid to date: 74
  - iv. Amount Paid to date: \$50,684
  - v. Number of Owners Paid Late: 41
  - vi. Amount of Late Fees Paid: \$2,624
  - vii. Number of Owners Delinquent (as of 5/14/2019): 11
  - viii. Number of Owners being sent to Collections in 2019: N/A
  - ix. Date Notice letter sent: 4/19/2019
  - 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. Current balance is \$2011 (includes 2019 assessment.) Relief from stay has been filed January 2019; awaiting court decision.
  - ii. Case 201604 – Current balance is \$2,449 (includes 2018 and 2109 assessment/late fee).
  - iii. Case 201606 – Current balance is \$2,604 (includes 2018 and 2019 assessment/late fee.) This house is now bank owned.

Previous owner will pay \$1902 and bank will pay \$702.  
Awaiting payment.

- iv. Case 201801 – Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.)
- v. Case 201802 -- Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.)

8) Old Business

- a. (This was mainly covered during Clubhouse report.)

9) New Business

- a. No new business was discussed.

10) The meeting was adjourned at 8:35 pm

11) Executive Session