

LOS PASEOS HOMEOWNERS ASSOCIATION
June 11, 2019

1) Call to Order -- Robert called the meeting to order at 7:07 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Lisa Gasparovic, Office Manager; Rita Helfrey, Homeowner.

2) Approval of Minutes: A motion to approve the May 2019 minutes was made by Robert, Richard 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.

Rita expressed her concern with the lifeguards. Lisa and the Board addressed her issues.

4) Associate Member Representative Report

a. BBQ grills are working well!

5) Financial Report

a. Current Account Balances:

i. Focus Checking – \$157,265

ii. Focus Reserve Account – \$60,610

6) Committee Reports

a. Architectural Committee

i. Approvals: 7147 Via Maria (solar), 7046 Via Ramada (new paint)

ii. Houses for Sale: 7022 Via Pradera, 6804 Avenida Rotella, 7232 Via Vista

iii. Houses Sold: 7054 Via Ramada, 7208 Via Colina, 7227 Via Bella

iv. Violation letters: 0 violation letters were sent this month.

7) Office Report

a. Clubhouse Manager Report

- i. Swim lessons started yesterday; 6 new instructors are shadowing (helps with burn out)
 - ii. Family Fun night on Sunday was a success (19 pizzas served!)
 - iii. New event: Fourth of July Bike Parade and hot dogs at the pool
 - iv. Our new sign has arrived, will be installed this month.
 - v. Rules for Bocce Ball court will be posted
 - vi. Rentals: 8 for June, 4 for July, 2 for August
- b. Update on HOA payments outstanding:
 - i. Number of Owners Paid to date: 273
 - ii. Amount Paid to date: \$176,943
 - iii. Number of Associates Paid to date: 76
 - iv. Amount Paid to date: \$52,280
 - v. Number of Owners Paid Late: 49
 - vi. Amount of Late Fees Paid: \$3,259
 - vii. Number of Owners Delinquent (as of 5/14/2019): 6
 - viii. Number of Owners being sent to Collections in 2019: 2
 - ix. Date Notice letter sent: 4/19/2019
 - x. Date sent to Collection Agency: 5/24/2019
- 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. Homeowner agreed to payment plan to avoid relief of stay motion. Awaiting details of payment plan from collections.
 - ii. Case 201604 – FULL PAYMENT HAS BEEN RECEIVED. CASE CLOSED.
 - iii. Case 201606 –Current balance is \$1,901 (includes 2018 and 2019 assessment/late fee.) The house is bank owned. Bank payment of \$702 received 6/3/2019. Still awaiting Homeowner payment of \$1901.
 - 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.) Collection company is in contact with Homeowner and check is expected by 6/19/2019.
 - 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.) No response from Homeowner. Collection company recommends non-judicial foreclosure. Awaiting board approval.
 - vi. Case 201901 – New case submitted for 2019 dues on 5/24/2019

vii. Case 201902 – New case submitted for 2019 dues on 5/24/2019

8) Old Business

- a. We have received a bid for a solar system on the roof; the Board is reviewing it.
- b. Bathroom project: target rebuild bathroom in October 2020. This will require starting the permit process in December 2019. Board is reviewing bids and loans for the project.
- c. Investigating short term maintenance for the bathrooms.
- d. Swim Team: asked about toilet paper rolls. Lisa has fixed them.
- e. The Board also addressed email received from swim team member regarding toilet papering a house complaint. LPHOA's official stance is that we are not affiliated in any way with any activities sponsored (or not sponsored) by the Swim Team and he would not be within his rights to sue the HOA nor hold us responsible for any property damage to his home which is not in the Association.
- f. Robert also brought up the issue of outside teams use the pool with no compensation.

9) New Business

- a. Accessory Dwelling Units – Greg will review the CC&R's and By-laws and flag those that pertain to ADU improvement requests.

10) The meeting was adjourned at 8:52 pm

11) Executive Session