

LOS PASEOS HOMEOWNERS ASSOCIATION  
July 9, 2019

1) Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Lisa Gasparovic, Office Manager; Jim and Loretta Betz, Rita Helfrey, Jenny Anderson, Homeowners.

2) Approval of Minutes: A motion to approve the June 2019 minutes was made by Gizelle, Rob 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.

Jim and Lorretta: The Board answered questions about their home improvement request. Approval was granted.

Rita: Provided information on the latest Red Cross recommendations for lifeguard positioning. Recommended Clubhouse Manager become lifeguard certified.

4) Associate Member Representative Report

a. No report.

5) Financial Report

a. Current Account Balances:

i. Focus Checking – \$143,818

ii. Focus Reserve Account – \$60,629

iii. Board reviewed the budget and revenue to date.

iv. The Year End summary has been mailed out.

6) Committee Reports

a. Architectural Committee

i. Approvals: [Need addresses] (roof, garages door, landscaping), (exterior paint), (landscaping), (renter approval)

ii. Houses for sale: 7232 Via Vista, 6818 Avenida Rotella, 7179 Via Maria

iii. Houses Sold: 7139 Via Maria, 6804 Avenida Rotella, 7022 Via Pradera

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

v. Lisa to investigate options for a tree survey to inform owners about necessary tree trimming.

vi. Board notes parking in the Alley is prohibited, and parking enforcement may be out to ticket and ultimately tow cars.

## 7) Office Report

### a. Clubhouse Manager Report

i. Signs for Grills and “No Smoking” signs for the Bocce Ball court are in preparation.

ii. Overhang is finished.

iii. Had a fun Fourth of July Parade – will definitely do it next year.

iv. Movie Night in the Pool – July 26<sup>th</sup>

v. Mid-season lifeguard training this Saturday

vi. Pool Staff party – August 9<sup>th</sup>

vii. Clubhouse Reservations: 5 for July, 5 for August, 2 for September

### b. Update on HOA payments outstanding:

i. Number of Owners Paid to date: 275

ii. Amount Paid to date: \$177,639

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: \$3,328

vii. Number of Owners Delinquent (as of 5/14/2019): 5

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 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.

iii. 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 was expected by 6/19/2019.

- iv. 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.) Non-judicial foreclosure documents sent to collections agency on 6/21/2019.
- v. Case 201901 – PAID IN FULL 6/28/2019
- vi. Case 201902 – New case submitted for 2019 dues on 5/24/2019

#### 8) Old Business

- a. Welcome Committee is now gearing up for visits with new Homeowners.
- b. Solar report: one contractor recommends 42 panels plus permits for a total cost of \$50,000, before the 30% rebate. At \$9660 of estimated savings per year, this is an estimated 3.6 year payoff.) Board questions to be explored: Is there a financing option? Is it possible to put other panels up on the out buildings? Will invite solar contractor to a future Board meeting to explore options.
- c. Bathroom project: update next month. Contacting contractors and banks for loans.
- d. Bocce Ball: Considering a Fall League, also more summer time activities on Friday Night.

#### 9) New Business

- a. None

10) The meeting was adjourned at 9:08 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.