

LOS PASEOS HOMEOWNERS ASSOCIATION
January 14, 2019

Call to Order -- Robert called the meeting to order at 7:10 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Adrienne Burke, Office Manager; Shahera St. John, Mike Webb, Rosemary Alvarez, Homeowners.

- 1) Approval of Minutes: Robert motioned to approve November 2019 minutes, Richard seconded, contingent on updating the Collections report. Greg will publish them as soon as this is done.

- 2) 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.

Mike is concerned about the tree maintenance on the Paseos. The Board agrees with his concern, however, this area is owned by the City and not something in direct control of the Board.

Rosemary inquired about the changes to the dues due dates. The Board informed Rosemary that the changes were publicized on the cover letter, and were imposed by the Board (and documented in the monthly Board minutes) because of the number of delinquent Homeowners and the time to recoup delinquent expenses.

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

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$114,841.80
 - ii. Focus Reserve Account – \$80,078.44

- 5) Committee Reports

- a. Architectural Committee

- i. Approvals: 7206 Via Romera (gate and side fence improvements)
- ii. Houses for sale: None
- iii. Houses Sold: 7070 Via Ramada
- iv. Violation letters: Adrienne will send a letter to Homeowners on the Alley concerning parking policy. One violation letter sent.

6) Office Report

a. Clubhouse Manager Report

- i. New wheels for trolleys (put in by volunteers)
- ii. Added ramp out of storage room
- iii. Added refrigerator, microwave, second oven (no oven).
- iv. 14 rentals, 6 member, 8 non-member, Jan through July
- v. Lifeguarding classes for \$345 in March
- vi. Polar plunge was great fun!
- vii. More neighborhood spirit ideas: Super Bowl party, whiskey tasting, holiday contest, casino night

b. : Will be updated for February

- i. Number of Owners Paid to date: 275
- ii. Amount paid to date; \$178,398
- iii. Number of Associates Paid to date: 76
- iv. Amount Paid to date: \$52,200
- v. Number of Owners Paid Late: 49
- vi. Amount of Late Fees Paid: \$3,340
- 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 – Contacted A.S.A.P. Collection Services 11/4/2019. Owner still owes LPHOA \$3,749.86. This amount includes 2020 dues.
- ii. Case 201802 – Contacted Pro Solutions on 11/04/2019. Homeowner owes \$1584.15 to LPHOA (\$4,713.82 in total). Pro Solutions is still waiting for a \$1000 deposit.
- iii. Case 201801 – Contact Pro Solutions on 11/04/2019. Pro Solutions is still waiting for a \$1000 deposit. Homeowner owes \$1,84.08 to LPHOA (\$4650.11 in total).
- iv. Case 201902 – Homeowner owes \$1427.86. All mailings have been “Returned to Sender” including 2020 assessment.
- v. Case 201903 – Contacted Pro Solutions on 11/04/2019. Homeowner owes Pro Solutions fees.

7) Old Business

- a. Bocce Ball court is fixed.
- b. Homeless: LPNA meeting: Robert contacted Greg Peck. Can contact him if issues come up. Also, call police if suspicious activity

occurs.

8) New Business

- a. Support animals: monitor situation, address issues as they come up.
- b. Electronic banking: we're looking for a cleaner method to pay the invoice electronically next year. However, the invoice and all the documents itself must still go through for the US Postal Service.

9) The meeting was adjourned at 9:05 pm

10) 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.