

LOS PASEOS HOMEOWNERS ASSOCIATION
April 14, 2020

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; Judy Seps, Associates Representative, Adrienne Burke, Office Manager, Kelly Fumagalli, Christy Buchanan, Swim Team President, Jenn Holst, Wiki Fraggio, Homeowners.

- 1) Approval of Minutes: Gizelle motioned to approve March 2020 minutes, Robert seconded. Motion passed.

- 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.

Swim team: The League would like to salvage whatever we can from the Swim Season. Ideas include limited practice times, alternate practice times, and moving the overnight to later in the season. Virtual meets are also possibility. Christy will send some dates to the Board as suggestions. Swim Team may even meet later in July. Board suggested that the Swim Team give a schedule/sample plans for accommodating Social Distancing. The Board is open to leaving the pool open later in the season to accommodate the Swim Team.

Wiki stated that she would like to see if we can keep the rates flat for this year or allow flexible payments.

- 3) Associate Member Representative Report

- a. Judy said that those with Associate memberships would like to make sure they get the most value that they can. The Board is open to options such as staying open later in the season than usual. The Board notes most of the operating costs are set, but are still open to optimizing the schedule for Homeowners and those with Associate Memberships.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$227,727.81
 - ii. Focus Reserve Account – \$80,154.16

- iii. Board reviewed financials – Discussed potential effects of COVID-19 on the budget, but since there is limited information will re-examine next Board meeting if any decisions need to be made.
- iv. Working on bids for concrete for the pool.

5) Committee Reports

a. Architectural Committee

- i. Approvals: None
- ii. Houses for sale: None
- iii. Houses Sold: None
- iv. Violation letters: All residents sharing the Alley were sent a letter to clean up and remove cars per CC&R, By-laws, and Regulations.

6) Office Report

a. Clubhouse Manager Report

- i. Some cancellations through June.
- ii. Down to 74 Associate memberships.
- iii. 2 members, 2 non-members for the Clubhouse in May
- iv. Diving board status: it is currently off; there is lots of rust which has been removed, however the roller needs to be replaced.
- v. Lifeguarding: may have classes in late May, depending on the Santa Clara County Health guidelines.
- vi. Swim lessons are deferred until safe.
- vii. Taxes have been sent, audit has been completed.

b. Collections Report: [XXX needs to be updated]

- i. Number of Owners Paid to date: 261
- ii. Amount paid to date; \$176,880
- iii. Number of Associate Members Paid to date: 66
- iv. Amount Paid to date: \$48,048
- v. Number of Owners Paid Late: 2
- vi. Amount of Late Fees Paid: \$1468
- vii. Number of Owners Delinquent: 15 unpaid/3 partial
- viii. Number of Owners being sent to Collections in 2020: 15
- ix. Date Notice letter sent: March 16th (last notice from HOA)
- x. Date sent to be sent to Collection Agency: April 16th

c. Status of Collection Accounts (updated values on accounts)

- i. Case 201603 – Chapter 13 Bankruptcy case granted 11/2017. Balance as of 1/8/2019 is \$1947 (includes 2019 assessment.) Payment plan of \$100/month was approved by the court, but still awaiting first payment. Since 2018 and 2019 assessments are not included in bankruptcy, we can file for a relief from stay and demand paying on the whole amount. Approximate cost is \$1000. Permission to pursue

this option was granted November 2018. There has been no update from Pro Solutions as of this meeting.

- ii. Case 201801 – Forced foreclosure in process. Payment was made to HOA for the 2020 dues; still owes \$1370 for 2018 & 2019 dues. Fees owed to collection agency. In contact with owner who wants to make payments to the HOA and will settle with Pro Solutions.
- iii. Case 201802 – Forced foreclosure in process. Owes \$2040 to HOA and additional fees to Pro Solutions.
- iv. Case 201902 – Homeowner owes \$1372 for 2019 and 2020 dues. 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. The Alley: Research by Gizelle and Robert show that this is an Ingres/Egress Easement (IEE), and a Public Service Easement. It is definitely not an Association property in that sense.
- b. Still working on the website upgrade, hopefully go live next month.

8) New Business

- a. Gizelle motioned that the attorney receive \$750 to update our voting rules as per the new regulations adopted by the State Legislature. Greg seconded. Motion passed.

9) The meeting was adjourned at 9:02 pm