

LOS PASEOS HOMEOWNERS ASSOCIATION
May 12, 2020

Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Alessandro Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Judy Seps, Associates Representative, Adrienne Burke, Office Manager. Associate Members and Homeowners made statements as shown below.

- 1) Approval of Minutes: Richard motioned to approve April 2020 minutes, Gizelle 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.

Susan Kind: Since the pool cost for Associates is \$4.82 per day, (151 days), would like to know if the Board is considering refunds or prorating. Board response: May is usually only open on weekends, and it is not clear at this time if the pool will not open June. We will continue to monitor the situation.

Alessandro noted that the Associate Membership cost is not at issue, it is the financial well-being of the Association that the Board must address.

Mary Patterson stated that she would like the Board to send a note to the government stating that we would like the pool to open up sooner because we should be able to develop protocols to be safe about that

Marsay Mattos, is the Board considering refunds? Board is monitoring the situation and it is something we are considering.

Eddie and Teresa, would like to thank the board to look at all the options including refunds.

Amelia Hadfield, urges doing something to the extent possible of

helping the those who have financial difficulties. Board response: we understand there is hardship, but we also have a minimum operating costs. The board is considering all options at this time.

Gizelle: Financially speaking, Associate members contribute \$52,000, lifeguards is around \$64,000. If we aren't going to open the pool, then this will be offset. Homeowners will not be able request a refund due to fixed operating costs.

Jenn Holst: Is there a consideration for not increasing the dues for next year? Board response: uncontrollable expenses continue to increase and therefore the Board cannot lower dues to Homeowners.

3) Associate Member Representative Report

- a. Judy asks: because we are a private pool do we have to be run the same as public pools? Board response, we asked this question of the County Health, still resolving this issue.
- b. Judy expressed the same concerns as was brought up in the Open Forum. Board expressed that the situation is fluid at this time, and no decisions can be made.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$220,393.57
 - ii. Focus Reserve Account – \$80,173.93
 - iii. Board reviewed financials – if the pool closes, best case scenario is we would be negative about \$600 (this includes refunds to the Associate Memberships and Swim Team.)
 - iv. Also under consideration that there might be some additional cost to open the pool. Signage, bathroom issues, etc. Family groupings, a likely big adjustment for how we operate the pool.

5) Committee Reports

- a. Architectural Committee
 - i. Approvals: None
 - ii. Houses for sale: 7131 Via Maria
 - iii. Houses Sold: None
 - iv. Violation letters: 2 violation letters sent in April, four cases reported in May that are unresolved.

6) Office Report

- a. Clubhouse Manager Report

- i. All activities in May are cancelled.
 - ii. Some people asked to push reservations to the end of summer; however, it is unknown when we can host parties again.
 - iii. Pool board is waiting for a part.
 - iv. Swim Lessons are on hold.
 - v. One partial and one full refund for Associate Memberships due to hardship.
 - vi. Pickle Ball Court lines to be painted
 - vii. Bocce Ball is allowed, but restrictions: use your own balls or you can use cleaner.
 - viii. The Sport court is open to individual households only, practice social distance as required. Not complying may lead to closure of the Sports Court.
- b. Collections Report:
- i. Number of Owners Paid to date: 275 + 1 partial
 - ii. Amount paid to date; \$176,880 (as of April)
 - iii. Number of Associate Members Paid to date: 72
 - iv. Amount Paid to date: \$48,048 (as of April)
 - v. Number of Owners Paid Late: 2
 - vi. Amount of Late Fees Paid: \$1468 (as of April)
 - vii. Number of Owners being sent to Collections in 2020: 3
 - viii. Date Notice letter sent: March 16th (last notice from HOA)
 - ix. Date sent to be sent to Collection Agency: April 16th
- c. Status of Collection Accounts (updated values on accounts)
- i. Case 201603 – Homeowner owes ASAP. Owner is paying final 2020 dues in May.
 - ii. Case 201801 – Update from ProSolutions on this case. No forced foreclosure is in place; she said the \$1000 was never paid for this property and now Gov. Newsom has put a moratorium on all foreclosures.
 - iii. Case 201802 –Owes \$2040 to HOA and additional fees to Pro Solutions. ProSolutions cannot move forward with foreclosure process due to Gov. Newsom’s moratorium.
 - iv. Case 201902 – Case was resolved with ProSolutions. The Board will waive the \$64 late fee.
 - v. Case 201903 – Homeowner owes ProSolutions fees and the Association for the 2020 dues; a new collections filing was done on May 12, 2020

7) Old Business

- a. Swim Team President: financially, our major expenses are coaches and dues. Saving the season would be a practice only season. It might be possible to hold a virtual meet during practice time. Maximum of seven weeks for the season. Sending a poll out: if more than 20 kids pull out we will not be able to have a season, even a practice season. We will not be proceeding longer than July

17th, starting the second week of June, which would be seven total weeks if we can get in the pool. There are quite a few procedures which would need to be in place. USA Swim Team has developed some guidelines which need to be reviewed.

- b. Website: initial design has been completed, the updates have also been completed. Going live on the new website next week, accepting comments from the Board before going live. Brian and Adrienne went through all the links to make sure the PDFs are correct. Contact form is working. Gizelle recommended a link for paying dues, it would be secure by opening up in a new window. Alessandro recommended that we need a waiver for pictures to appear on the website. Board agreed in general that this language needs to be updated so that someone can opt out.
- c. Next meeting: Associate member representative should take feedback from the Associate membership. Gizelle moved that Adrienne get the list of names and contacts, liaison with Associate members concerning questions. Alex seconded. Motion passed.
- d. Update voting rules: letter is to go out this week about new rules. Board meeting updated to June 16th to allow enough time for the notice to go out.
- e. COVID-19 response: Robert to draft a separate letter to be mailed and be proactive describing the implications of closing the pool on the budget to be sent to all Homeowners and Associate members. Also a separate webpage strictly on the COVID-19 UPDATE.

8) New Business

- a. No new business was discussed.

9) The meeting was adjourned at 9:21 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.