

LOS PASEOS HOMEOWNERS ASSOCIATION October 13, 2020

Call to Order -- Robert called the meeting to order at 7:07pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Adrienne Burke, Office Manager, and Tina Tabuchi, Rita Helfrey, Marcela Masri, and Jennie Anderson, Homeowners.

- 1) Approval of Minutes: Robert motioned to approve September 2020 minutes, Greg 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.

Marcela expressed concern about how noise complaints are handled. Robert volunteered to review the current violation letter and make changes to better communicate the issue and intent of the letter.

Jennie expressed concern about having only one lifeguard on duty, even though the pool is not heavily loaded. She asked that the Board consider budgeting for next year for two guards at all times.

Rita is concerned about “sideshows” (cars being driving dangerously) around the neighborhood. Board recommended contacting the Los Paseos **Neighborhood** Association, as they are better equipped for these kinds of contacts. Robert volunteered to contact the LPNA President with this issue.

- 3) Associate Member Representative Report

- a. Associates have expressed concern to have two lifeguards. Board decision: going forward, limit maximum number into the pool to the correct ratio for lifeguards as recommended by the Red Cross (25-to-1).

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$110,327.45
 - ii. Focus Reserve Account – \$80,254.58

- iii. Board reviewed the budget/revenue through August.
 - b. Budget expectation for next year is to remain the same, both for expenditures and dues.
- 5) Committee Reports
 - a. Architectural Committee:
 - i. Approvals: 7207 Via Bella (paint), 7172 Via Maria (paint)
 - ii. Houses for sale: 128 Bernal Road, 7203 Via Bella
 - iii. Houses Sold: 6820 Avenida Rotella, 7029 Via Barranca
 - iv. Violation letters: one letter sent
- 6) Office Report
 - a. Clubhouse Manager Report
 - i. December – one rental
 - ii. Closing Day – October 31st (morning), if the pool doesn't close early.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 276
 - ii. Number of Owners being sent to Collections in 2020: 3
 - iii. Number of Associates Paid to date: 76
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP.
 - 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 201903 – Homeowner owes ProSolutions fees and the Association for the 2020 dues; a new collections filing was done on May 12, 2020. Partial payment to LPHOA was made on October 1, 2020 of \$239.
- 7) Old Business
 - a. No old business was discussed.
- 8) New Business
 - a. Elections: No Homeowners chose to run for the Board beyond the five required by the CC&R and bylaws; therefore, by the CC&R and bylaws, there is no need to hold an election.
 - b. Legislative: Have asked attorneys about the latest California State legislature which affects Homeowners Associations.
 - c. Security camera: Currently considering external cameras around the Clubhouse property to deter crime. Requesting a proposal for extra cameras to be considered at the next Board meeting.
- 9) The meeting was adjourned at: 8:55 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.