

LOS PASEOS HOMEOWNERS ASSOCIATION
March 9, 2021

Call to Order -- Robert called the meeting to order at 7:07 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary, Richard Doucette, Vice President; Adrienne Burke, Office Manager. Judy Seps, Associate Member Representative. Andres Alfaro, Rosemary Alvarez, Homeowners, Doug Fumagalli, Nicholas Fumagalli, Boy Scouts of America.

- 1) Approval of Minutes: Robert motioned to approve February 2021 minutes, Richard 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.

No members chose to speak.

- 3) Associate Member Representative Report

- a. Associate members are wondering what the pool configuration will be this year. Board response: at a minimum we would start the pool season, typically Mothers' Day weekend, with the same configuration as last year. However, we will evaluate and reduce the restrictions as the County allows, including allowing use of the diving board.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$200,255.19
 - ii. Focus Reserve Account – \$85,327.25

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 6860 Avenida Rotella (paint exterior)
 - ii. Houses for sale: 7036 Via Serena, 7177 Via Colina, 7214 Via Romera
 - iii. Houses Sold: None
 - iv. Violation letters: two, one warning and one fine.

- 6) Office Report
 - a. Clubhouse Manager Report
 - i. Swim team: will compete June 7 to July 18 (this equates to a six week season)
 - ii. Twelve applicants for jobs, there are currently four openings for gate guard and two lifeguards.
 - iii. Currently scheduled for a wedding on the Sport Court: March 21st (tentative due to COVID-19 restrictions); there is another interest for renting the Clubhouse in September
 - iv. Considering an e-bike which can go on streets and pathways for Clubhouse manager, \$3200, within the current budget.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 271 of 279
 - ii. Number of Owners being sent to Collections: none to date, late payment reminders are being sent for the remaining 8.
 - iii. Number of Associates Paid to date: 41 of 79
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP, which has now had all cases transferred to United Trustee Services (UTS).
 - 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.
- 7) Old Business
 - a. Gizelle motioned to obtain a ten-year loan for \$300,000 from Heritage Bank to refurbish the bathrooms to ADA compliance, build an ADA compliant ramp from the pool deck to the bathrooms, and repair and upgrade the pool deck with linear drains. Robert seconded. Motion passed.
 - b. Cameras: still evaluating proposals for security camera upgrades. Need more information on two bids and another new bid. Tabled until the April Board meeting.
 - c. Robert created a new Home Improvement Request for Architectural Modification form, now being reviewed by the Board. Tabled until the April Board meeting.
- 8) New Business
 - a. Nicholas Fumagalli, Eagle Scout project proposal: Robert motioned to approve the horseshoe pit rebuild, and pay for materials and supplies not to exceed \$650 in total. Richard seconded. Motion passed.
- 9) The meeting was adjourned at: 8:47 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.