

LOS PASEOS HOMEOWNERS ASSOCIATION
July 20, 2021

Call to Order -- Robert called the meeting to order at 7:10 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President, Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Judy Seps, Associate Representative; Chris Roberts, Andres Alfonzo, Tina Tabuchi, Jean Belmonte, Daniel De La Torre, Eidret Latn, Homeowners.

- 1) Approval of Minutes: Richard motioned to approve June 2021 minutes, Rob 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.

Concerning the Treasurer opening on the Board of Directors to replace Gizelle, who is resigning after this meeting due to selling her house. It is best to have an accounting background. The Treasurer is responsible for producing the budget, and as part of that knowing what the Association needs and how to plan for that. Also needs to be focused on budgeting, as well as looking through the invoices to code into the correct values.

Motion: Greg: Have a vote next meeting (August 10th) on filling the two vacant Board of directors positions (which only lasts until the next formal elections), Treasurer and Member at Large. Candidates are encouraged to submit a paragraph outlining their qualifications and can also address the board at the next meeting. Voting to be held in executive session. Second: Rich. Passed.

- 3) Associate Member Representative Report

- a. No report

- 4) Financial Report

- a. Current Account Balances:

- i. Focus Checking – \$211,908.76
- ii. Focus Reserve Account – \$217,630.88

- iii. We are going back to “desktop” Quickbooks to improve budgeting and accounting efficiency, and payroll efficiency.
- iv. Board reviewed the financials to date.
- v. Adrienne will send the audit report to Board of Directors.

5) Committee Reports

a. Architectural Committee:

- i. Approvals: 104 Bernal Road (roof), 7032 Via Serena (solar panels)
- ii. Houses for sale: 7044 Via Serena, 6898 Avenida Rotella
- iii. Houses Sold: 7199 Via Maria, 7038 Via Ramada, 6854 Avenida Rotella, 7185 Via Colina
- iv. Violation letters: one letter.

6) Office Report

a. Clubhouse Manager Report

- i. Swim Team is over, abbreviated season this year
- ii. Need to keep track of rental property (limited to 25% of total, 69) going forward. Board Directors to look at rental property agreement and discuss next meeting.
- iii. Working on chlorine management, more difficult during hot weather, especially for small pools. Chlorine supplies are in short supply.
- iv. Successful pickle ball tournament. Bringing back Wednesday night Pickle Ball.
- v. Concert series continuing, next set for early August
- vi. Family fun night – planning to bring back this month
- vii. July 31st 11am – 1pm, Magic Dance Arts benefit, also extra pizza for the HOA
- viii. Planning for Wine Tasting in October
- ix. Planning for September Casino & Whiskey tasting
- x. Small break-ins, considering options. Difficulties with Homeless feces being thrown over the fence. Pool cover charger was stolen.
- xi. Three bookings for the Clubhouse from now to the end of the year.

b. Collections Report:

- i. Number of Owners Paid to date: 277 of 279
- ii. Number of Owners being sent to Collections: 3
- iii. Number of Associates Paid to date: 92

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 – No information from UTS. Will ask to move forward with forced sale in August.

- iii. Case 201802 –UTS is moving forward with forced sale paperwork; LPHOA paid \$245 in fees in July.
 - iv. Case 202101: LPHOA should be getting dues & late fees after the close of escrow.
- 7) Old Business
- a. Bathrooms: still waiting for shower parts. Board will review work to date with Alan Francis, plumbing contractor.
 - b. Looked at more security camera options, tabled for now
 - c. Dryco is scheduled to start October 1, 2021 on pool deck repairs.
- 8) New Business
- a. The pool gate is not closing properly anymore, needs to be replaced at some point. Manager is looking at bids for new gates to be presented to the Board.
 - b. Chief of Police Community meeting, outside with chairs, August 25th.
 - c. Sport Court Hours: Due to noisy late-night operation Rob motioned: Hours of operation of the Sports Court Hours: Closed 11pm to 6am the next day. Signs to be posted notice in the newsletter. This information is to be added to rules and regulations. Rich seconded.
- 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.

EXECUTIVE SESSION: NOT TO BE PUBLISHED