

LOS PASEOS HOMEOWNERS ASSOCIATION
August 10, 2021

Call to Order -- Robert called the meeting to order at 7:09 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President, Daniel De La Torre, Treasurer; Adrienne Burke, Office Manager; Tina Tabuchi, Homeowner.

- 1) Approval of Minutes: No minutes were approved at this meeting due to Greg Cook, Secretary, being out of town.

- 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 Homeowner chose to speak.

- 3) Associate Member Representative Report

- a. No report

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$213,357.02
 - ii. Focus Reserve Account – \$217,630.88

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7081 Via Ramada, Solar
 - ii. Houses for sale: 7044 Via Serena, 6898 Avenida Rotella
 - iii. Houses Sold: None
 - iv. Violation letters: two letters sent.

- 6) Office Report

- a. Clubhouse Manager Report
 - i. Caught the burglars who kept stealing, vandalizing, and destroying clubhouse property and fences. Recovered some stolen property. Thieves were ticketed and have a court date and police pushed them out of the area.

- ii. LPHOA has turned in paperwork and enrolled in STOP program where police will arrest any homeless person on the premises.
 - iii. Allegedly, My Father's House was allowing homeless people to use their facilities. However, now know the church pastor does not want the homeless on his premises and is also enrolled in the STOP program.
 - iv. Fencing contractor recommended and is quoting some options for repair of the damage. Recommended fixing the storage door to have solid sections to prevent pressing the bar.
 - v. The Bocce Ball Tournament has not occurred this year due to scheduling conflict. Discuss if Greg still interested in this at the next Board meeting.
 - vi. Upcoming events: Casino night (September), Wine Tasting (October), Chili Cook Off (November, TBD), Holiday Party (December), Polar Plunge! (January)
 - vii. Rentals: non-profits are interested in coming back, including 4H, Cub Scouts, and Boy Scouts. Only one non-member is interested in renting, the rest are members.
 - viii. Uneven cement trip hazard: currently getting quotes for grinding. We will be moving the bricks which are currently on the tree planter in.
 - ix. The Chief of Police will be here on August 25th, will promote the event via Facebook and the website.
- b. Collections Report:
- i. Number of Owners Paid to date: 277 of 279
 - ii. Number of Owners being sent to Collections: 2
 - 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: Completed, case closed.
- 7) Old Business
- a. No old business was discussed.
- 8) New Business
- a. Due to Gizelle selling her house and leaving Los Paseos, she has resigned as Treasurer. The Board would like to recognize Gizelle's 15-year service as Treasurer to the LPHOA. Gizelle successfully lead the budget process every year, and most recently worked tirelessly to obtain a loan to update the bathrooms.

- b. Using the method as approved by the Board in the July 2021 Minutes, Daniel De La Torre was elected Treasurer by the Directors through December 2021. At this time the position of the Director at Large is currently vacant.
- 9) The meeting was adjourned at: 8:30 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.