

LOS PASEOS HOMEOWNERS ASSOCIATION

September 14, 2021

Call to Order -- Robert called the meeting to order at 7:11 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President, Daniel De La Torre, Treasurer; Gregory Cook, Secretary; Judy Seps, Associate Representative; Adrienne Burke, Office Manager; Tina Tabuchi, Andres Alfaro, John Robles, Eidret Lax, Homeowners.

- 1) Approval of Minutes: Robert motioned to approve July 2021 and August 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.

John wanted to verify the process for which violations to the CC&R and By-laws are reported to the Board of Directors. John requested three months to repair the garage door so it aesthetically matches the house and follows the Associations architectural standards. This extension was granted by the Board.

3) Associate Member Representative Report

- a. Associates were wondering why the pool was closed early this year once school started. Board response is because of staffing issues this year. Also, this year the pool is open for Adult Swim with signed wavier without lifeguard.
- b. We have postponed the installation of the new diving board until November after the pool deck is resurfaced to prevent the possibility of the diving board being damaged.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$187,353.72
 - ii. Focus Reserve Account – \$221,814.47
 - iii. The Board reviewed the budget through September, and noted that the swim lessons were exceptional this year.

- iv. QuickBooks On-line is now working much better, we will stay with that for now; this is a change in conclusion from the previous month.

5) Committee Reports

a. Architectural Committee:

- i. Approvals: 7078 Via Pradera (artificial grass), 7156 Via Maria (solar panels), 7213 Via Romera (landscaping)
- ii. Houses for sale: None
- iii. Houses Sold: 7044 Via Serena, 6898 Avenida Rotella
- iv. Violation letters: Three letters sent.

6) Office Report

a. Clubhouse Manager Report

- i. Deck refurbishment: Adrienne met with Dryco representatives. Demolition of the pool deck is to start on October 4th. There is a possibility that pool and baby pool might not be grounded, will only know after construction starts. They are required to be grounded by current construction codes which were not in effect when the pools were constructed. Six weeks is the current estimate of completion. We have confirmed that we are getting a replace front gate.
- ii. Bathroom: some issues with epoxy where water is pooling, and other aesthetic issues. Currently working with the contractor to correct these.
- iii. Clubhouse rentals: Now have one every weekend in October, mostly Homeowners. Adrienne will check comps, possibly want to lower non-homeowner rates for the Clubhouse since we aren't getting many bookings currently.

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 Collection Agency. There is no money owed to the Association.
- ii. Case 201801 – No information from UTS. Will ask to UTS move forward with forced sale paperwork.
- iii. Case 201802 –UTS is moving forward with forced sale paperwork; LPHOA was paid \$245 in fees in July. Currently waiting for process server to make contact.

7) Old Business

- a. No old business was discussed.

8) New Business

- a. Rob motioned to move forward with towing cars which are blocking access to the Alley. Richard seconded. Motion passed. Adrienne

- is going to look into hiring a tow company specifically for the Alley.
Moving forward with warnings to start, then implementing towing.
- b. We will be filling in the cracks in the sport court for better Pickle Ball play.
 - c. We are adding a Halloween party for the kids this year.
 - d. We will be installing signs in the bathrooms to remind everyone that showers should be less than five minutes.
- 9) The meeting was adjourned at: 9:12 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.