

LOS PASEOS HOMEOWNERS ASSOCIATION  
October 12, 2021

Call to Order -- Robert called the meeting to order at 7:15 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Andres Alfaro, Director at Large, Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Robert motioned to approve September 2021 Minutes. Andres 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 Homeowner chose to speak.

- 3) Associate Member Representative Report

- a. No report

- 4) Financial Report

- a. Current Account Balances:

- i. Focus Checking – \$164,279.29
- ii. Focus Reserve Account – \$221,832.70
- iii. The Board reviewed the budget through October.

- 5) Committee Reports

- a. Architectural Committee:

- i. Approvals: 7067 Via Barranca (house color), 7193 Via Maria (solar panels)
- ii. Houses for sale: 7024 Via Ramada
- iii. Houses sold: None
- iv. Violation letters: Three letters sent.

- 6) Office Report

- a. Clubhouse Manager Report

- i. At least three hanging over the Sport Court may need trimming, Adrienne is looking for an arborist to identify the correct limbs to trim. Andres suggested using Brightview.

- ii. Casino Night: Had fun, not as well attended as we wanted. The Board is thinking about different ways to improve attendance for future events.
- iii. Clubhouse rentals: one for October, three for November; current policy is to keep the non-member fees as they are for rentals.
- iv. Upcoming events: Wine Tasting, Halloween Party, and Chili Cook-off.
- 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 move forward with forced sale. Learned that owners have passed away and that the daughter just discovered the lien on the property. Directed her agent to UTS. Agent is not sure if the daughter will sell or move into the property permanently.
  - iii. Case 201802 –UTS is moving forward with forced sale paperwork; LPHOA was paid \$245 in fees in July. Contacted UTS this week and no payments have been made by owner. UTS contacted the owner about setting up a payment plan, however, there was no response. They will try again next week.

#### 7) Old Business

- a. Pool refurbishment: Board toured the construction site, progress is good so far. Need to rebury electrical lines so that they are within current code as they were very shallow and prone to damage. Two skimmers will need to be repaired. Because of dry rot, the gazebo next to the baby pool will need to be removed, and replaced in the future.
- b. In Executive Session at the last Board Meeting, the Board voted to approve Andres Alfaro, Director at Large, until the end of the year.

#### 8) New Business

- a. Ballots will be delivered to front door of homes. Ballots are due back on October 31<sup>st</sup>. Election official will be Melinda Doutt.
- b. The Board approved having a Townhall Meeting in the Clubhouse on new development in Housing as it relates to new zoning laws sometime this year.
- c. Bathroom remodel: some issues with floor, Adrienne is working on having the contractor fix them.
- d. Wine Tasting is a new format this year, should be very interesting.
- e. Towing company: Moving forward with towing in the Alley as approved by the Board in August.

- f. Marijuana complaints: The Board has received some complaints about excessive outdoor growing of marijuana plants, Adrienne will initiate public nuisance notices.
- g. Reserve Study scheduled for October 22<sup>nd</sup> @ 4:3pm (Friday), Adrienne and Greg will attend.

9) The meeting was adjourned at: 8:49 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.