

LOS PASEOS HOMEOWNERS ASSOCIATION  
November 9, 2021

Call to Order -- Robert called the meeting to order at 7:17 pm. In attendance were Robert Lombardi, President; Daniel De La Torre, Treasurer; Gregory Cook, Secretary; Andres Alfaro, Director at Large, Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Robert motioned to approve October 2021 Minutes. Daniel 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 – \$126,797.87
- ii. Focus Reserve Account – \$221,850.33
- iii. The Board reviewed the budget through October.
- iv. Robert moved to increase homeowner and Associate dues by 5%. Greg seconded. Motion passed.

- 5) Committee Reports

- a. Architectural Committee:

- i. Approvals: 7163 Via Maria (new driveway), 7045 Via Serena (solar panels)
- ii. Houses for sale: 7034 Via Pradera
- iii. Houses sold: None
- iv. Violation letters: none sent.

- 6) Office Report

- a. Clubhouse Manager Report

- i. Halloween kids party was a success
- ii. Clubhouse Rentals: Wedding scheduled for January 8<sup>th</sup>, 2022.

- iii. Robert motioned to give Gigster a try as a method to get more income from Clubhouse rentals. Gigster is advertised to be “a better way to book locations,” including film production, events, and meetings. Daniel seconded. Motion passed.
  - 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 – Understand from realtor that the house is to be put up for sale.
    - iii. Case 201802 –UTS is moving forward with forced sale paperwork; LPHOA was paid \$245 in fees in July. No current information from UTS on this property or payments.
- 7) Old Business
  - a. Election process – currently being tallied
  - b. Bathroom remodel – currently working some minor issues with the floor not draining as expected. However, the Association has not made final payment of \$25,000.
  - c. Chili Cook-off – this first time event will be held at the Clubhouse on Saturday.
  - d. Santa Event – this will be held this year, but with a bench so the children and Santa can be socially distanced
  - e. Alley -- Towing Company agreement was signed by Robert
  - f. Adrienne and Robert will try to go to City Hall
  - g. Board reviewed the Reserve Study (with site visit)
  - h. Pool deck -- Since the pool deck pergola had to be removed due to structural issues, we are currently looking at replacement options.
- 8) New Business
  - a. No new business was discussed.
- 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.