

LOS PASEOS HOMEOWNERS ASSOCIATION  
January 12, 2022

Call to Order -- Robert called the meeting to order at 7:15 pm. In attendance via Zoom were Robert Lombardi, President; Daniel De La Torre, Treasurer; Gregory Cook, Secretary; Judy Seps, Associate Representative; Adrienne Burke, Office Manager; Carole Stuart, Homeowner.

- 1) Approval of Minutes: Robert motioned to approve the November 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.

Carole expressed concern that the ballot process for election of the Board of Directors was not correct, as it was not delivered via US Mail. Also, she expressed concern that if a renter received the ballot the transfer to the owner may not occur. Adrienne explained that we were trying to save some money by not mailing to owners which are living in their home; that day there was particularly heavy and unexpected rain, which made the ballot delivery more difficult than expected. Addressing the renter/homeowner issue, homeowners who have asserted that they have renters were mailed through the US Mail and not delivered. According to the CC&R and By-laws, only yearly invoices are required to be mailed. Board agreed that the wording should be revised regarding renters and homeowners in order to be more clear, and more care taken in delivery, especially in inclement weather, if not mailing documents.

- 3) Associate Member Representative Report
  - a. In response to Associates' questions, the Board responded (a) that we are planning for a normal pool season (b) private swim lessons at night are allowed and (c) it is possible to teach adult swimming, but this is typically done in a private session.
- 4) Financial Report
  - a. Current Account Balances:
    - i. Focus Checking – \$189,464.61

- ii. Focus Reserve Account – \$44,998.36 (\$25,000 transferred in 12/2021)
- iii. The Board reviewed the budget through this January. Daniel and Adrienne are working out how to represent the Reserve versus the Regular account in Quickbooks, will report progress in February.

5) Committee Reports

- a. Architectural Committee:
  - i. Approvals: 94 Bernal Road (window and door improvements)
  - ii. Houses for sale: none
  - iii. Houses sold: 7202 Via Maria
  - iv. Violation letters: none sent

6) Office Report

- a. Clubhouse Manager Report
  - i. Currently in the process of collecting dues.
  - ii. Lifeguard certifications are getting scheduled.
  - iii. Interest in the Clubhouse seems to be growing for this year, have had a number of showings.
  - iv. Three bookings for January, one in February
- b. Collections Report:
  - i. Number of Owners Paid to date: 123 of 279
  - ii. Number of Owners being sent to collections: 2 (from previous year)
  - iii. Number of Associates Paid to date: 23
- 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. Daughter is the current owner. Agent states he is not sure if the home will be sold. No information at present about paying the debt to the HOA or collection agency.
  - iii. Case 201802 – No movement on this case due to one of the owners living outside of the country. Inquiring about next steps if the situation continues.

7) Old Business

- a. Alley -- Tow Truck Company – Robert volunteered to call and talk to company whether we approve of cars to be towed. In particular, is it possible put out towing notices prior to towing when a car is parked illegally?
- b. Deck furniture – purchased seven square tables that can seat eight adults. In addition, purchased one ADA accessible table. Adrienne to finalize the price. Still need to purchase umbrellas for the tables. Board elected to table the issue and discuss in February.

- c. Deck furniture -- Lounge chairs – currently have a quote for 10, to be voted on in February.
  - d. Front gate – the new gate is installed, but was ordered with the wrong panic bar which cannot interface with buzzer. Dryco will be providing the correct panic bar.
  - e. Giggster – is now working! We have our first booking on January 25<sup>th</sup>. Another potential event planner has toured the Clubhouse.
  - f. Invoices -- Quickbook fees are 3% for credit cards; this was stated clearly in the invoice, but we will make even more clear for next year. (Credit cards are accepted for invoices only.)
- 8) New Business
- a. Special Events Calendar – Adrienne requested to budget some money for sandwich boards for advertising to the Association. Robert will add to the Facebook page for more advertising. Having a Bingo Night for Homeowners and Associates has been requested -- perhaps we can get someone to host the events?
  - b. Swim Team contract: raised the price mainly due to cost of chemicals increasing, set at \$7625.
  - c. Sea Otters – This youth swim time would like to expand to our facility. Jerry proposed to pay increase in heating and chemical costs. Cost of month to month for chemicals is roughly \$1500. It would be a younger group over in the offseason, and importantly would not overlap with LPAC and adult swim. Jerry also does a water aerobics class, so it might be possible to offer this to Homeowners and Associates. Can also consider running a water aerobics class with a hired instructor to improve outreach to Homeowners and Associates. As an added benefit, this would allow LPAC year-round swimmers to participate. Cost in is March \$2600 for initial heating. Given these facts, Greg motioned minimum \$1800 per month for this proposal February and March for the Sea Otters to use the pool. Robert seconded. Motion passed.
  - d. Fencing: plan is to hire a handyman to put a layer of fence, with bougainvillea to dissuade people trying to get in.
  - e. Board positions for 2022: President – Robert, Treasurer -- Daniel, Secretary – Greg. Vice President, Director at Large are still open.
- 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.

**EXECUTIVE SESSION: NOT TO BE PUBLISHED**

## **Status of Collection Accounts**

Case 201603: 7232 Via Colina

Case 201801: 7206 Via Maria

Case 201802: 7201 Via Maria

Violations:

- None