

LOS PASEOS HOMEOWNERS ASSOCIATION
February 9, 2022

Call to Order -- Robert called the meeting to order at 7:15 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Daniel De La Torre, Treasurer; Gregory Cook, Secretary; Jackie Rose, Director at Large; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Robert motioned to approve the January 2022 Minutes. Rose 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 Homeowners chose to speak at the Board meeting.

- 3) Associate Member Representative Report

- a. The Board thanks Judy Seps for her many years of service to the Association as Associate Representative. As the position is now open, Adrienne will be putting out a notice asking for volunteers for the Associate Representative position on the Associate distribution list.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$221,048.09
 - ii. Focus Reserve Account – \$44,999.83
 - iii. Board reviewed the budget to date.
 - iv. The Final payment on bathroom construction was held over the end of the year due late finishing of the job. This amount was \$25,288.05 in the Repairs and Maintenance Account. Similarly, the Front Gate & installation was \$8,400.00 was also later than planned, and is also in the Repairs and Maintenance Budget. Both of these amounts were intended to be paid from the Reserve Account in 2021; this amount will now come out of the same account, but in 2022, for \$33,728.05.

- 5) Committee Reports
 - a. Architectural Committee:
 - i. Approvals: 114 Bernal Road (front yard landscaping)
 - ii. Houses for sale: 7206 Via Maria
 - iii. Houses sold: 7067 Via Barranca
 - iv. Violation letters: none sent
- 6) Office Report
 - a. Clubhouse Manager Report
 - i. Three rentals in January, and zero rentals so far in February.
 - ii. Regarding the hosting of the Sea Otters as mentioned in the January 2022 Minutes, it is not going to happen this year, but might be a possibility in the Fall.
 - iii. The Association will be hosting Lifeguarding classes in mid-March through April.
 - iv. Goal for the Clubhouse Manager: one event a month; the next event will be the Easter Egg hunt.
 - v. New employees: applications will be considered around March 1st, once previous employees are confirmed.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 210 of 279
 - ii. Number of Owners being sent to collections: 2 (from the previous year)
 - iii. Number of Associates Paid to date: 73
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP Collection Agency. ASAP has stated that the Homeowner has not paid the debt, and also that the Association still has fees due to it. The Homeowner has been contacted by email and asked to contact ASAP to clear this up.
 - ii. Case 201801 – It looks like the home is in pre-foreclosure auction. The agent was put in contact with UTS and the agent assured the Association that the Association will receive all past dues once the home is sold.
 - 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, but no reply so far from the collection agency.
- 7) Old Business
 - a. Tow Truck Company – Board discussed and as a result and will sign the contract.
 - b. Deck furniture – will be arriving this week
 - c. Front gate update – The front gate is now installed with the correct panic bar and fully functional.
 - d. Swim Team Contract – this was signed by the Board at the Meeting.

- e. Fence repair – It has been difficult to find handyman to repair. Volunteers will try to fix.
- 8) New Business
- a. Alarm system update – due to the retirement of 3G wireless infrastructure, the alarm system was updated to 5G, with the cost coming out of the maintenance budget.
 - b. Sidewalk in front of Clubhouse Entrance – This sidewalk was *not* designed for vehicular parking. It has been observed that some renters are parking on the sidewalk to reduce the distance to the Clubhouse entrance. Going forward, Adrienne will emphasize this point to renters to not use the sidewalk for vehicles, and will keep the security deposit if the sidewalk is seen to have vehicular parking.
 - c. Richard was nominated to be Vice President, and Jackie as Director at Large by Greg. Robert seconded. Motion passed.
 - d. It was agreed by the Board to hold meetings on the *First* Wednesdays, at 7pm. Next meeting is on March 2nd.
- 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.