

LOS PASEOS HOMEOWNERS ASSOCIATION

April 6, 2022

Call to Order -- Robert called the meeting to order at 7:25 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Daniel De La Torre, Treasurer; Adrienne Burke, Office Manager, Doug Fumagalli, Homeowner; Kenneth Dougherty, LPAC Representative.

- 1) Approval of Minutes: Robert motioned to approve the March 2022 Minutes. Doug 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.

Doug volunteered the Boy Scout Troop for volunteer hours; for example he would like to provide support Memorial Day or other events.

- 3) Associate Member Representative Report
 - a. Still working on finding a representative.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$267,209.84
 - ii. Focus Reserve Account – \$45,001.28
 - iii. Board reviewed the accounts; the following comments are noted for the budget line: QuickBooks Payments line (surcharge for on-line payments), Clubhouse supplies (new alarm), and Pool Deck Supplies (new tables).

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7044 Via Barranca (driveway pavers and painting)
 - ii. Houses for sale: 7206 Via Maria, 7140 Via Maria
 - iii. Houses sold: None
 - iv. Violation letters: four letters sent

- 6) Office Report

- a. Clubhouse Manager Report
 - i. Wedding Contract: needs to be updated to make it clear a maximum of three visits with the Clubhouse Manager are allowed. Also, adding a separate line item for the reception. Adrienne will present the updates at the next Board meeting.
 - ii. Pool Staff: now fully hired.
 - iii. Pool: Lots of inquiries on Swim Lessons; pool opens on May 7th (weekends).
 - iv. Rentals: one in July, two in May, two in June.
- b. Collections Report:
 - i. Number of Owners Paid to date: 275 paid in full; 4 unpaid.
 - ii. Number of Owners being sent to collections: 2 (from the previous year)
 - iii. Number of Associates Paid to date: 78 (as of 3/09/2022)
- c. Status of Collection Accounts (no change from previous month)
 - 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. Board approved the following amendment to the LPAC Contract:
 - 4.2.2 Openings within the Swim Team roster will be filled in the following order, with the exception of the need to fill spots for a specific relay team (to be determined on a case by case basis):
 - 1st Immediate family members of hired coaching staff for current season. [added]**
- b. Board members need to review that the Rules and Regulations to ensure they are up to date with new election rules based on new laws which went into effect in 2022.

8) New Business

- a. Ad Hoc session: 7:21 – 7:26pm. Lucas Castro, Troup 212, for his Eagle badge he would like a project which would affect the community for the next 5 to 10 years; the Pool and Sports Court is

his favorite place to be. However, it can get very hot at the Bocce Ball Court. His project proposal is to build two shelters for the Bocce Ball Court on April 30th, with 10 people, two to three hours. Tools and workers to be supplied.

- b. Alley Update: Jackie Rose was unable to attend; issue was tabled until the next Board meeting.
- c. Baby pool heater needs to be replaced, cost is approximately \$5000, Robert motioned to purchase, Daniel seconded, motion passed.
- d. Dangerous trip hazards: front yard, and Sports Court. Adrienne is getting bids, Board will be informed of the work via email.
- e. Sport Court lock: was broken, and has to be replaced. (\$500 plus labor)
- f. The Boy Scout Eagle project proposal was accepted.

9) The meeting was adjourned at: 8:44 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.