

# LOS PASEOS HOMEOWNERS ASSOCIATION

August 3, 2022

Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Daniel De La Torre, Treasurer; Jackie Rose, Director at Large; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Robert motioned to approve the July 2022 Minutes amended as discussed. Jackie 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 member chose to speak.

## Associate Member Representative Report

- a. No report

## 3) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$216,996.21
  - ii. Focus Reserve Account – \$47,438.04
  - iii. Board reviewed financials year-to-date. Discussed that the baby pool heater and electrical panel replacement expenses need to be shown to come out of the reserve fund. Daniel is working with QuickBooks and Fathom to customize the monthly report. Overall income and outlays are likely to be roughly equal at the end of the year.

## 4) Committee Reports

- a. Architectural Committee:
  - i. Approvals: 104 Bernal (back fence replacement), 7140 Via Maria (solar panels), 7192 Via Colina (solar panels)
  - ii. Houses for sale: 86 Bernal Way
  - iii. Houses sold: none

- iv. Violation letters: none
- 5) Office Report
  - a. Clubhouse Manager Report
    - i. The new pool-side cabana has been rented out, and people are excited.
    - ii. Group swimming lessons are finished.
    - iii. Private lessons continue in the evenings.
    - iv. Looking at accommodations for lap swimmers 12:00 – 2:00. Mostly the pool is quiet during this period.
    - v. Adrienne is having a one-on-one meeting this week with lifeguards and gateguards.
    - vi. Movie night and Casino night are coming up.
  - b. Collections Report:
    - i. Number of Owners Paid to date: 278 paid in full.
    - ii. Number of Owners being sent to collections: 2 (as of June 1, 2022)
    - iii. Number of Associates Paid to date: 80
  - c. Status of Collection Accounts:
    - i. Case 201603 – Homeowner owes ASAP Collection Agency.
    - ii. 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.
- 6) Old Business
  - a. Taxes: It will cost \$249 to review previously paid taxes. The current issue is that the total income listed was far too large, as was the corresponding taxes. Currently going through a revision with the tax preparer.
  - b. Cameras: needed new power supplies, purchased.
  - c. Alley Community Meeting: Proposed Sunday meeting @ 12:00pm in October.
- 7) New Business
  - a. New hole in the fence, looks like an entry by someone who wandered around the property.
  - b. Jean Belmonte has volunteered to work on the LPHOA website free-of-charge.
  - c. Next board meeting: September 21<sup>st</sup> @ 7pm. October 12<sup>th</sup> – next board meeting after that.
- 8) The meeting was adjourned at: 8:57 pm.
- 9) 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.

