

LOS PASEOS HOMEOWNERS ASSOCIATION
November 9, 2022

Call to Order -- Greg called the meeting to order at 7:14 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: Daniel motioned to approve the October 2022 Minutes. 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 Homeowner chose to speak.

Associate Member Representative Report

- 3) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$146,356.05
 - ii. Focus Reserve Account – \$39,380.00
- b. Board reviewed budget for next year.
- c. After review, the budget required an increase of 5%. Jackie motioned to raise dues 5%; \$739 for Homeowners and \$803 for Associates. Richard seconded. Motion passed.

- 4) Committee Reports

- a. Architectural Committee:
 - i. Approvals: None
 - ii. Houses for sale: 7085 Via Ramada, 7030 Via Ramada
 - iii. Houses sold: None
 - iv. Violation letters: None

- 5) Office Report

- a. Clubhouse Manager Report
 - i. Sign at Via Del Oro and Bernal Road is improving recognition of clubhouse capabilities.

- ii. Harvest Dance was great, there was lots of positive feedback and will definitely do it again next year.
 - iii. Rentals: Four in November, four in December.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 278 paid in full.
 - ii. Number of Owners being sent to collections: 1 (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. Bathroom Tile: The tile has been purchased. No labor cost, expect to start construction sometime after mid-December.
 - b. Water aerobics instruction planned to begin on December 6th. Working on establishing fees for instructor.
 - c. Next Alley Meeting: Homeowners would like get cost estimates for repairing the asphalt. Next meeting is suggested to be the first week in February, save the date. Adrienne will reach out to one of the Alley Homeowners to help organize. It turns out blocking of the alley is not as much of an issue as initially thought. There was a suggestion to do a hybrid meeting for remote Homeowners.
 - d. December Board of Directors Dinner: Momma Mia's, December 18th at 6pm
 - e. Solar: Meeting scheduled for Wednesday, November 16th.
 - f. As there were no nominations for new Directors, and all of the incumbent Directors agreed to serve, the 2023 Board of Directors is set to be the same as 2022.
- 7) New Business
 - a. Pool covers: The pool covers are showing excessive wear and are starting to shed material into the pool. Adrienne called the manufacturer and established that there is a 30% discount for the warranty. Given the possible damage to the pool filters and pumps, it was determined that it would be better to replace the covers now. Greg motioned to spend \$8400 for new pool covers, which includes the 30% discount. Jackie seconded. Motioned passed.
- 8) The meeting was adjourned at: 9:10 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.

