

LOS PASEOS HOMEOWNERS ASSOCIATION

March 8, 2023

Call to Order -- Robert called the meeting to order at 7:11 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Jackie Rose, Director at Large; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Member Representative.

- 1) Approval of Minutes: Jackie motioned to approve the February 2023 Minutes. Robert 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.

- 3) Associate Member Representative Report

Amelia stated that no Associates are in need of information or have requests of the Board. Amelia also represents the Swim Team, and shared that report: The Swim Team is starting soon, working on dates for events. Board requested that Swim Team makes sure all "lost and found" gear is removed from the pool area after meets and practices. Board also asked that the Swim Team ensure that they are getting the sales table closed before the Swim Meet ends at 2pm to facilitate opening the pool to Homeowners and Associates.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking -\$317,872.18
 - ii. Focus Reserve Account -\$64,380.51
- b. Budget was reviewed by the Board.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7214 Via Maria (stucco and new windows)
 - ii. Houses for sale: 7030 Via Ramada
 - iii. Houses sold: none

iv. Violation letters: two violation letters sent

6) Office Report

a. Clubhouse Manager Report

- i. Suggestions from Homeowners and Associates to have a Book Club in the Sport Court, Road Bike Club, and a Mountain Bike Club.
- ii. Currently holding Lifeguarding classes in March and April; classes are filling up quickly
- iii. Whiskey tasting will be held on March 15th
- iv. Interviews for employees is this month, not many new positions as most of the staff is returning
- v. Easter egg hunt on April 8th (Saturday)

b. Collections Report:

- i. Number of Owners Paid to date: 271
- ii. Number of Owners being sent to collections: 1
- iii. Number of Associates Paid to date: 87

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.

7) Old Business

- a. Solar Panels: meeting was deferred to later in the month.
- b. Bathroom repair: they have started on the repair, there is a one year guarantee.
- c. Cage: Water issue in the area, needs to be addressed. Water flow is incorrect and flowing back to the Clubhouse. Adrienne will investigate options for repair.
- d. Electrical panel: should be done next month
- e. Prevent entrance sidewalk access: Adrienne will explore physical ideas and report back, as a renter parked a van on the sidewalk in front of the Clubhouse.
- f. Alley meeting: Moved to May 5th

8) New Business

- a. Group meetings: Board notes as long as there are no reservations require and not exclusive, Homeowners can use the Sport Court for meetings.
- b. Communication between user groups: Rob will explore methods to communicate with user groups. Rich suggested that we could use the website to coordinate.

9) The meeting was adjourned at: 8:45 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.