

LOS PASEOS HOMEOWNERS ASSOCIATION
May 10, 2023

Call to Order -- Robert called the meeting to order at 7:08 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: Jackie motioned to approve the April 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 member chose to speak.

- 3) Associate Member Representative Report

No report.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking –\$323,059.38
 - ii. Focus Reserve Account – \$66,154.06
- b. Budget was reviewed by the Board. Board noted that for budgeting purposes we need to analyze cost of heating the pool year round versus Stingray's payments, as cost seemed to be fairly high this past winter season. There was a suggestion that we could reduce the temperature as well.
- c. Given the current higher interest rates, the Board suggested investigating moving some portion of the checking into a high interest account. Daniel and Adrienne will investigate and report at the next Board meeting.

- 5) Committee Reports

- a. Architectural Committee:

- i. Approvals: None
- ii. Houses for sale: none
- iii. Houses sold: none
- iv. Violation letters: 5 violations
- v. Adrienne has created some pads for violations so that they are uniformly and easily written up.

6) Office Report

a. Clubhouse Manager Report

- i. Rat issues: needed to remove body (!) from the attic, task accomplished. Board thanked Adrienne for resolving the issue.
- ii. Swim Team: access to the Clubhouse office is now restricted, as no Swim Team materials are stored there. Board asked Adrienne to work with the Swim Team President to resolve any further issues with regard to office access.
- iii. Mother's Day: Gourmet cupcakes and fresh lemonade will be available!
- iv. Lights in the pool: Unfortunately, someone pulled the wires either accidentally or as an act of vandalism and damaged the capability to have lights in the pool. There might be a temporary solution, Adrienne is investigating.
- v. The gazebo is in!

b. Collections Report:

- i. Number of Owners Paid to date: 277
- ii. Number of Owners being sent to collections: 2 (as of 4/12/2023)
- 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.
- iii. Case 202301 – Homeowner account sent to collections.
- iv. Case 202302 -- Homeowner account sent to collections.

7) Old Business

- a. Housing repair: Adrienne reported on the housing issues that were brought to the attention of the Board last month by concerned Homeowners. Currently getting two bids for termite remediation. No one is living in the backyard, so no more issues in that regard. The roof has been repaired, and no afterhours excessive noise has been reported. Board will continue to monitor the issue.
- b. Housing complaints: Residents of a house were reported to be possibly running a restaurant, accompanied by a dog running

around loose. (Address noted in Executive Session.) Adrienne will monitor and send a violation letter if necessary.

- c. Solar: There has been no response from the solar company as described in the last Board meeting, so the Board will look for a solution from other solar providers.
 - d. Alley Meeting: Set for May 16 @ 7pm in the Clubhouse; lighting, paving, and improvement district are some of the topics to be discussed. Access via Zoom will also be provided
 - e. Bathroom: The bathrooms were inspected by the Board, the tile looks good and has the required slope.
- 8) New Business
- a. Bathroom roof: The bathroom roof was determined to be leaking and needs to be replaced. Board is examining various cost-reduction options in order to make a cost effective repair. To be discussed in the following Board meeting.
- 9) The meeting was adjourned at: 8:55 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.