

# LOS PASEOS HOMEOWNERS ASSOCIATION

## July 12, 2023

Call to Order -- Robert called the meeting to order at 7:09 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; Amelia Hadfield, Associate Representative.

- 1) Approval of Minutes: Robert motioned to approve the June 2023 Minutes. Daniel 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

Amelia reported that there was a request to add a suggestion box. Also, there was a request for a night for adults which includes childcare. Adrienne responded that there is an upcoming "Tacos and Tequila Night", and child care could be provided. There was another suggestion to move the umbrellas so they are even on both sides. Board responded there is a schematic describing the positions of the umbrellas; Swim Team will be advised to put the umbrellas back in the starting position if they are moved. Associates also reported that they enjoyed using the fixed umbrellas.

The Swim Team is ordering new swim lanes for next season, Scott and Jerry will discuss an equitable monetary solution.

### 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$291,153.16
  - ii. Focus Reserve Account – \$62,461.78
- b. Budget was reviewed by the Board. The Board suggested reviewing with Jerry lowering the pool temperature in order to lower PG&E energy costs in cooler months.

- 5) Committee Reports
  - a. Architectural Committee:
    - i. Approvals: 6832 Avenida Rotella (new paver walkway)
    - ii. Houses for sale: none
    - iii. Houses sold: none
    - iv. Violation letters: 1 violation letter sent which is a violation for the 7<sup>th</sup> time.
- 6) Office Report
  - a. Clubhouse Manager Report
    - i. Questions have been raised about the lifeguard/gate guard scheduling strategy, with feedback provided to some Board members. Adrienne explained that Elizabeth (Head Lifeguard) takes requests, but needs to balance vacations, opening/closing, and other issues. Board expressed understanding about the issues and advised communicating with employees (and parents) during the hiring process that there are only a certain number of shifts will be available, and if there are not enough to provide the level of remuneration expected that other employment should be sought. Adrienne stated that the Head Lifeguard's duties are scheduling and evaluation, and, to clarify, there is no Assistant Management role, there is only a Head Lifeguard.
    - ii. Adrienne is working to get more swim lessons scheduled.
    - iii. The Fourth of July party including tri-tip was well received, and in fact sold out by 2:15 pm! The Board suggested advance tickets be available for the Fourth of July Party to ensure enough food is available.
    - iv. Clubhouse reservations: 4 in July and 4 in August.
  - b. Collections Report:
    - i. Number of Owners Paid to date: 275
    - ii. Number of Owners being sent to collections: 4 (as of 5/12/2023)
    - 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. Solar: Rancho Santa has new solar, Rob volunteered to reach out to ask about their provider.
  - b. Adrienne noted that Pickle Ball is becoming very popular. The Board is considering providing funds to improve the surface of the

Sport Court to better serve the Homeowners and Associates, and perhaps increase outside revenue. Board suggested starting a capital improvement projects list to make sure all projects are funded. This list would be separate from the maintenance budget.

8) New Business

- a. Taxes: resubmitted, \$1800 refund. Board acknowledges the efforts of Daniel and Adrienne to make sure this inequity was corrected.
- b. Rob will update hours for pool on the website so they reflect the current hours, especially since the pool is now used year round.

9) The meeting was adjourned at: 8:35 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.