

LOS PASEOS HOMEOWNERS ASSOCIATION
February 13, 2024

Call to Order -- Robert called the meeting to order at 7:05pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Andres Alfaro, Director at Large; Adrienne Burke, Office Manager; Jennie Anderson, Homeowner and Associate representative.

- 1) Approval of Minutes: Robert motioned to approve the January 2023 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 member chose to speak.

- 3) Associate Member Representative Report

Nothing was reported to Jennie.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$288,175.12
 - ii. Focus Reserve Account – \$112,603.00
- b. Board reviewed the budget to date.
- c. Jackie and Adrienne will examine the water and sewer bills for the last year and try to reconcile the two amounts, as the sewer bill seems excessive.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7026 Via Ramada (roof)
 - ii. Houses for sale: none
 - iii. Houses sold: none
 - iv. Violation letters: Two letters (one for the 13th time), and three warnings.

- 6) Office Report

- a. Clubhouse Manager Report
 - i. Lane lines guard to be purchased for \$600, 1/3 cost to the Association.
 - ii. Golden Retriever Day was a success, 10 people (and dogs :) came!
 - iii. Rentals: one in February, one in March.
 - b. Collections:
 - i. Number of Homeowners Paid to Date: 251 (approx..)
 - ii. Number of Homeowner Late to Date/Sent to Collections: 0
 - iii. Number of Associates Paid to Date: 64
 - iv. Collections Status:
 - 1. Case 201603: Resolved.
 - 2. Case 201802: Delinquent owner was reported to the collection agency that the owner was in the country and working at a company in the Bay Area. They will try to serve him at the office, waiting to hear back.
- 7) Old Business
- a. Pool House Roof: have not given a starting date yet. By email, the Board approved not to exceed \$10,000.
 - b. Parking lot lighting: Richard moved to spend not to exceed \$16,000 for parking lot lighting from the Reserve Account. Jackie seconded. Adrienne will select the final fixtures. Motion passed.
- 8) New Business
- a. Insurance: reviewing policy for the upcoming swim season.
- 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.

EXECUTIVE SESSION: NOT TO BE PUBLISHED