

# LOS PASEOS HOMEOWNERS ASSOCIATION

April 10, 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; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative; and Brian Sullivan, Homeowner.

- 1) Approval of Minutes: Robert motioned to approve the March 2024 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.

Brian discussed with the Board architectural changes that he would like to request for 6898 Avenida Rotella.

- 3) Associate Member Representative Report

Amelia reported that there were no requests or comments to the Board from Associates or LPAC.

The Board requests LPAC and Stingrays inform all participants in practices and meets that this is a neighborhood for which speeding is dangerous, and please respect the speed limit.

- 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$308,052.00
  - ii. Focus Reserve Account – \$96,905.00
- b. Board reviewed the budget to date.
- c. Sewer report: Sewer charges are based on the water usage plus a per acreage fee based on the business, and are computed on a June-to-June basis. 2020 was \$10,000, 2021 was \$6,000 (possibly high due to a leak), 2022 was \$4000. 2023 (estimated) is \$9221.

We are now back up to pre-COVID usage, and accordingly anticipate budgeting for \$11,000 in the future.

5) Committee Reports

a. Architectural Committee:

- i. Approvals: 6898 Avenida Rotella (convert porch to room)
- ii. Houses for sale: 7111 Via Romera
- iii. Houses sold: none
- iv. Violation letters: one violation letter.

6) Office Report

a. Clubhouse Manager Report

- i. Rentals: one in April, four in May
- ii. Lifeguarding classes are all filled.
- iii. Umbrellas repairs are on order, will be in time for season.

b. Collections:

- i. Number of Homeowners Paid to Date: 277
- ii. Number of Homeowner Late to Date/Sent to Collections: 2
- iii. Number of Associates Paid to Date: 81
- iv. Collections Status:
  1. Case 201802: Delinquent Homeowner was reported to the collection agency that the Homeowner 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. (Status is the same as previous month.)
  2. Case 202401: Homeowner did not want to pay dues because he was going to flip the house; as the Association CC&R and By-laws do not allow such an exception and this was explained to the Homeowner, the delinquent Homeowner was sent to collections. No HOA package will be available until collections is satisfied.

7) Old Business

- a. Pool House: roof is complete, looks good. Minor leak is getting taken care of.
- b. Parking Lot: expect everything to be done by Sunday. The parking lot will be very well lit.
- c. Pickleball Court: resurfacing projected for April 20<sup>th</sup> and 21<sup>st</sup>.
- d. AT&T DSL migration – Board recommends that the Clubhouse keep the current landline unless the switch to DSL is a no-cost upgrade.

8) New Business

- a. Neighborhood Incidents: Amelia reported there was a recent incident with someone walking on the Paseo who needed professional help; the Board advises in those situations to call 911 and *also* encourage others to do the same so that the person gets the help that is needed.

- b. Dylan Doucette proposed an Eagle Scout Service Project to create a path and pad made of pavers by the Pool House. This should reduce mud that has in the past been tracked onto the pool deck. Rob motioned to approve the proposal. Jackie seconded. Motion passed.

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**