

LOS PASEOS HOMEOWNERS ASSOCIATION
June 26, 2024

Call to Order -- Robert called the meeting to order at 7:17pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative.

- 1) Approval of Minutes: Richard motioned to approve the May 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.

No Homeowner chose to speak.

- 3) Associate Member Representative Report

Swim Team Overnighter: This event was a success; Board noted that the pool was spotless the next day.

Question from Associate Members about the Sport Court: Is there a reservation system, and who is allowed to use it, hours? No Associate Homeowner needs to pay, but there is a guest fee of \$5. For basketball (rather than pickleball), the user needs to reserve Court 3. Adrienne will make sure this information is posted to the website.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$275,101.00
 - ii. Focus Reserve Account – \$89,696.00
- b. Board reviewed the budget to date.

- 5) Committee Reports

- a. Architectural Committee:

- i. Approvals: five approvals 7039 Via Pradera (painting of exterior), 7162 Via Colina (solar), 7031 Via Pradera (landscaping in front), 7163 Via Maria (home addition in rear), 6836 Avenida Rotella (pavers in front), 94 Bernal Rd. (gate in front entrance)
- ii. Houses for sale: 7089 Via Ramada
- iii. Houses sold: 7201 Via Maria
- iv. Violation letters: No violation letters were issued this month.

6) Office Report

- a. Clubhouse Manager Report
 - i. Group swim lessons are slow so far in May; considering a different timing for next year. Also considering different advertising outlets such as Facebook Marketplace.
- b. Collections:
 - i. Number of Homeowners Paid to Date: 279 / 279
 - ii. The Clubhouse Manager and Board are happy to report that all Association dues are paid, and there are no outstanding homes in Collections. The Board would like to recognize the hard work by Adrienne to bring the Association to full payment of dues.
 - iii. Number of Homeowner Late to Date/Sent to Collections: 0
 - iv. Number of Associates Paid to Date: 83 / 75
 - v. Collections Status:
 - 1. No Homeowners are in collection status.

7) Old Business

- a. Pickleball:
 - i. The Board notes that the barriers for the courts need to be better attached to the chain link fencing so that the fencing isn't pulled out. The Board suggests that a center post – such as an umbrella pole and stand -- be used to relieve stress. Adrienne will relay the concerns.
 - ii. Membership: Free for Homeowners and Associates; \$50 per month for non-members/non-associates. The fees are \$20 court for up to two hours; please note this is included in HOA dues for Homeowners and Associates fees.
- b. Parking Lot Lights: Now complete, the Board notes they are well placed, proved full lighting in the parking lot, and in the end increase nighttime safety for Homeowners and Associates.
- c. Parking Lot Repaving Quotes: Currently at \$60k, delaying for now due to budgetary concerns.
- d. Parking Lot Lines: currently being repainted when time is available for employees.

8) New Business

- a. Landscaping: Board observed that the wall bricks are being pushed out by the tree in front of the parking lot. This will need to be addressed soon.
- b. Electrical: Have added several electrical outlets to improve availability, for example for bounce houses in the grass area.
- c. Overlooking windows: this is a Rules & Regulations issue. "Second Story Additions: To stay in compliance with original plans for the community, second story windows may not overlook the backyard of neighboring properties unless they comply with fire code and the windows are translucent or frosted glass." However, any windows from original construction or floorplan is not subject to this rule.
- d. Rules for Sport Court: tabled until next Board meeting.

9) The meeting was adjourned at: 9:30 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