

# LOS PASEOS HOMEOWNERS ASSOCIATION

## July 10, 2024

Call to Order -- Robert called the meeting to order at 7:12pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer, Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative.

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

Nothing to report from Associate Members.

LPAC: Spirit Night is coming, Thursday, July 11<sup>h</sup> @ 6pm, upper deck. Banquet night is Sunday, July 14<sup>th</sup>. Board recommends storing equipment in the Clubhouse rather than outside, but only on Sunday. LPAC agreed.

### 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$274,425.00
  - ii. Focus Reserve Account – \$89,713.00
- b. Board reviewed the budget to date.

### 5) Committee Reports

- a. Architectural Committee:
  - i. Approvals: 7026 Via Ramada (repainting, same color)
  - ii. Houses for sale: 7089 Via Ramada, 7135 Via Romera
  - iii. Houses sold: none

- iv. Violation letters: No violation letters were issued this month.
- 6) Office Report
- a. Clubhouse Manager Report
    - i. Green Gate: The gate facing the paseo was damaged, getting quotes to replace. Jackie moved to approve up to \$3000 for gate repair. Rich seconded. Motion passed.
    - ii. Dishwasher issues: currently having electrical issues, scheduled to be repaired.
    - iii. Door on Gate Shack: has been breaking, working on a fix.
  - b. Collections:
    - i. Number of Homeowners Paid to Date: 279 / 279
    - ii. Number of Homeowner Late to Date/Sent to Collections: 0
    - iii. Number of Associates Paid to Date: 83 / 75
    - iv. Collections Status:
      - 1. No Homeowners are in collection status.
- 7) Old Business
- a. Rules for Sport Court: tabled until next Board meeting. (Tabled from previous meeting.)
- 8) New Business
- a. Lawn: Lawn is wearing out: currently aerating, will try reseed. Consider hardier lawn seed. Monitor next year the progression of the lawn destruction.
- 9) The meeting was adjourned at: 9:10 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**