

LOS PASEOS HOMEOWNERS ASSOCIATION

August 7, 2024

Call to Order -- Robert called the meeting to order at 7:01 pm. In attendance were Robert Lombardi, President; Jackie Rose, Treasurer, Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative; Brian Sullivan, Homeowner.

- 1) Approval of Minutes: Jackie motioned to approve the July 2024 Minutes. Rob 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 his house addition with the Board and clarified where the work will be done and the new house color.

3) Associate Member Representative Report

No report.

LPAC: At the Sunday LPAC Banquet several cars were parked in **front** Homeowners driveways. LPAC is reminded this is not allowed under any circumstances.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$252,311.08
- b. Focus Reserve Account – \$89,713.00
- c. Board reviewed the budget to date. Estimated tax for this quarter needs to be determined.

5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7047 Via Pradera (landscaping), 7038 Via Ramada (backyard addition), 6898 Avenida Rotella

(addition), 7060 Via Serena (garage door), and 7098 Via Ramada (house color)

- ii. Houses for sale: 7201 Via Maria, 7089 Via Ramada, and 7135 Via Romera
- iii. Houses sold: none
- iv. Violation letters: Five violation letter were issued this month.

6) Office Report

- a. Clubhouse Manager Report
 - i. Pool: new hours starting August 12th. Will be closing at 7pm.
 - ii. Pool: consider developing a survey for increasing Associate Members limit due to current low utilization of the pool by Homeowners. Action tabled until the next Board meeting.
 - iii. Rentals: 3 for August
- 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. Sprinklers: Repair to broken sprinkler was delayed due to a faulty email exchange; sprinkler has now been repaired.
- b. Planter Box: \$750 now approved for repair.
- c. Sport Court facility usage: tabled until the next meeting.

8) New Business

- a. Boy Scout Eagle Project Proposal: Aidan Flores presented a proposal for redoing pavers near the Pump House to prevent mud and dirt being tracked into the pool area. Board recommends using the new gate on the East side of the pool area to transport materials to the work site. Work is expected to commence in approximately two weeks. Rob motioned to approve funds for the project not to exceed \$300. Jackie seconded. Motion passes.
- b. Side sidewalk: Need to evaluate and potentially add to 2025 budget for repairs.
- c. Homeowner Maintenance Emphasis: September will be paint month. Homeowners are recommended to inspect their property and make sure all exterior surfaces are well maintained and repainted if necessary.

9) The meeting was adjourned at: 8:15 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