

LOS PASEOS HOMEOWNERS ASSOCIATION
September 18, 2024

Call to Order -- Robert called the meeting to order at 7:07 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer, Gregory Cook, Secretary; Adrienne Burke, Office Manager; Brian Sullivan, Homeowner.

- 1) Approval of Minutes: Rob motioned to approve the August 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 confirmed color selection for his house with the Board.

- 3) Associate Member Representative Report

No report.

LPAC Spirit Night: Employees and LPAC members will be sent a reminder of pool etiquette before the beginning of the season and before Spirit Week.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$215,111.85
 - b. Focus Reserve Account – \$89,752.00
 - c. Board reviewed the budget to date. Estimated tax still needs to be paid, Adrienne will pay it this week.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7047 Via Pradera (front yard landscaping), 6898 Avenida Rotella (house color)

- ii. Houses for sale: 7201 Via Maria
- iii. Houses sold: 7089 Via Ramada, 7135 Via Romera
- iv. Violation letters: 42 violation letters/emails were sent. (42 is correct; quite a few homeowners have neglected to perform maintenance their homes.)

6) Office Report

a. Clubhouse Manager Report

- i. Art & Wine: had a fun time, considering having it again next year.
- ii. Pickleball Club: New flyer for club advertisement has been created.
- iii. Eagle Scout Project: a patio addition to the pool house was completed, looks great.
- iv. Season Ending BBQ/Football game: scheduled viewing party at the pool.
- v. Rules/Regulations update needed: Sport Court revisit next month.

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. Associate Member Increase: Currently, the pool seems to be underutilized. Board is considering a pilot program to understand the impact of increasing the number of Associate Members which would increase utilization of the pool and offset increase to operational costs to Homeowners. This would require an amendment to the CC&Rs, and the Board feels this information would help the Homeowners decide whether to amend the CC&Rs. Discussion on this topic continues to next month.
- b. Sport Court Rules: tabled to next meeting.

8) New Business

- a. Pool Heating: Due to low external Fall/Winter swim team participation, the Board is considering changing the current policy such that the pool will no longer be heated starting in October. This will primarily affect morning lap swimmers during the Fall and Winter months. By unanimous decision via electronic communication the Board has deferred this decision to the next Board meeting in October.

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