

LOS PASEOS HOMEOWNERS ASSOCIATION
October 23, 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; Andres Alfaro, Director at Large; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Rob motioned to approve the September 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

No report.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$208,808.22
 - ii. Focus Reserve Account – \$89,771.00
- b. Board reviewed the budget to date.
- c. Board reviewed the proposed budget, further refinement to be presented at the next Board meeting.
- d. Tabled reserve account action for transferring funds to a higher interest to next month. Robert will confirm Marcus account, and rules for transfer to an interest bearing account for next month.
- e. Board notes that adding echo suppression panels to the ceiling should be considered for funding as a long term improvement project.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7201 Via Maria (tree removal, front door replacement & painting), 128 Bernal Rd (front landscaping), 7040 Via Barranca (paint), 7047 Via Barranca (gate), 7206 Via Romera (roof & skylight)
 - ii. Houses for sale: 7156 Via Maria
 - iii. Houses sold: 7201 Via Maria
 - iv. Violation letters: four fines, 18 warning letters, 18 in progress, ten potential violations resolved.

- 6) Office Report
 - a. Clubhouse Manager
 - i. Burglary: allegedly a thief broke in by climbing over a fence, and took a shower in the bathrooms. In addition, the thief confronted a Board member. There is a request to the police to press charges for the burglary, and the event was reported and documented. There will be an update at the next Board meeting. Board recommends if anyone sees a suspicious person in the neighborhood or near the Clubhouse, please report the issue as soon as possible.
 - 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: Issue tabled until next Board meeting.
 - b. Sport Court Rules: Issue tabled until next Board meeting.
 - c. Pool Heating: Shut off on October 31st. (Pool is not going to be used for Swim Teams.)
 - d. Issue *between* Homeowners: Paragraphs 7.1, 9.1, 9.8 of the CC&Rs will be communicated to relevant parties.

- 8) New Business
 - a. Sport Court Lock: revisiting the security of the Sport court lock in light of recent break-ins.
 - b. Board of Directors Annual Dinner: Momma Mia's 6pm, Sunday, December 15th.
 - c. Next Board Meeting: Tuesday: November 19th

- 9) The meeting was adjourned at 9:09 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.