

LOS PASEOS HOMEOWNERS ASSOCIATION
November 20, 2024

Call to Order -- Robert called the meeting to order at 7:10 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: Richard motioned to approve the October 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 – \$183,94.00
 - ii. Focus Reserve Account – \$89,790.00
- b. Board reviewed the budget to date.
- c. Greg motioned to move \$100,000 to the Focus Reserve Account. Richard seconded. Motion passed.
- d. High interest – tabled for now since we could put money toward the Bathroom renovation loan.
- e. Association budget requires increasing dues from \$760 to \$800, and \$825 to \$875 (associates). Jackie motioned that the 2025 Budget proposal be accepted. Richard seconded. Motion passed. This represents an increase of 5% due to continuing cost increases of water, insurance, gas & electricity, pool chemicals, and the

county's minimum wage. The Board notes that it is working hard to keep dues as low as possible as inflation continues to rise by increasing revenue streams to help offset dues.

- f. Cover letter and reserve study information were approved by the Board.

5) Architectural Committee:

- a. Approvals: 7081 Via Ramada – driveway/walkway, painting
- b. Houses for sale: none
- c. Houses sold: none
- d. Violation letters: 18 warnings (via email), 31 letters sent

6) Office Report

- a. Clubhouse Manager
 - i. Rentals: 4 in December
 - ii. Burglary: Case is updated with photo.
- 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. Sport Court Rules: Issue tabled until next Board meeting.

8) New Business

- a. Sport Court Lock: revisiting the security of the Sport court lock in light of recent break-ins. It will be padlocked for now.
- b. Echo panels for Clubhouse: These are proposed to reduce echoing in the Clubhouse. Issue tabled.
- c. Board of Directors Annual Dinner: scheduled to be at Momma Mia's in Morgan Hill, 6pm, Sunday, December 15th.
- d. Next Board Meeting: 7pm, Wednesday, January 8th

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.

EXECUTIVE SESSION: NOT TO BE PUBLISHED