

LOS PASEOS HOMEOWNERS ASSOCIATION

January 15, 2025

Call to Order -- Robert called the meeting to order at 7:09 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer, Gregory Cook, Secretary; Adrienne Burke, Office Manager, Thanh Do, Chris Seymour, Homeowners.

- 1) Approval of Minutes: Jackie motioned to approve the November 2024 Minutes. Robert 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.

Thanh requested an update to the exterior colors on the Architectural form; this was approved.

3) Associate Member Representative Report

No report.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$104,403.75
 - ii. Focus Reserve Account – \$186,066.00

5) Architectural Committee:

- a. Approvals: 86 Bernal Way (backyard gazebo), 7028 Via Ramada (enclosed balcony), 7033 Via Barranca (rebuild sideyard gate, modify boxed bay windows, glass brick replacement window, replace window above door, exterior paint, replace front porch post)
- b. Houses for sale: none
- c. Houses sold: none
- d. Violation letters: 25 warning emails sent to remove holiday decorations

- 6) Office Report
 - a. Clubhouse Manager
 - i. Rentals: two in January, two in February
 - ii. Lifeguarding: Considering April for Lifeguarding classes instead of March to get better attendance.
 - b. Collections:
 - i. Number of Homeowners Paid to Date: 65 / 279
 - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
 - iii. Number of Associates Paid to Date: 3 / 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. Reserve Study Review: Board determined top issues were replacing the perimeter fence and asphalt resurfacing of the parking lot. Adrienne will ask for quotes for these top two issues. Concrete interior walkways may be deferred to next year or the year after.
 - b. Board reviewed the Rules and Regulations. In addition to clarifying the permitting process for replacement roofs, the Board added a statement for front yards that "No more than 40% gravel, pebbles or gold fine may be used for drought tolerant landscapes." Review of the rest of the Rules and Regulations was tabled until the next Board meeting.
 - c. Board of Directors Positions: These were determined by acclamation: Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer, Gregory Cook, Secretary; Andres Alfaro, Member at Large.
- 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