

LOS PASEOS HOMEOWNERS ASSOCIATION  
February 12, 2025

Call to Order -- Robert called the meeting to order at 7:11 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associates Representative; Jennie Anderson, LPAC Representative; Homayoun Shavalian, Kelly Fumagali, Gabby Doucette, Homeowners.

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- 1) Approval of Minutes: Rich motioned to approve the January 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.

Homayoun requested the Board review the Architectural Request. Richard mentioned that the general procedure is: fill form with pictures, HOA approves, earth tone colors, then apply to the City for permits and etc.

Kelly inherited a house in the Los Paseos Homeowners Association, and inquired as to the procedure for changing the ownership. The procedure as described by Adrienne is to turn in a copy of the title to the Association.

- 3) Associate Member Representative Report

Nothing to report.

- 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$207,815.60
  - ii. Focus Reserve Account – \$186,113.00
- b. Board reviewed income and expenditures to date.

- c. Adrienne proposed cancelling Orkin due to ineffective rat control. Adrienne will investigate other pest control and report back to the Board.
- d. Adrienne reports that the Association did not get the expected credit for sewer, but will continue to monitor.
- e. Board reviewed Association energy statements.
- f. Currently, the pool heater is scheduled to be turned on in the last week of March. In the event that heat is requested to be turned on earlier, the Board would need to know the number of people who would use the pool in order to make a decision. Decision tabled until the next Board meeting.

5) Architectural Committee:

- a. Approvals: 6898 Avenida Rotella (moving fence)
- b. Houses for sale: none
- c. Houses sold: none
- d. Violation letters: No violation letters sent.

6) Office Report

- a. Clubhouse Manager
  - i. Montevideo home swim meet & LPAC overnighter – these two events will occur during prime swimming time on Saturday, June 28<sup>th</sup>, from 2pm to 6pm. Compromise: end swim meet at 1:30pm, start overnight at 6:30pm. The Board notes that communication will key, and to avoid conflicting use of the space set up cannot be begin early, even if you are a Homeowner.
  - ii. Alarm System: faulty motion sensor was replaced; this was causing the majority of the false alarms.
  - iii. Clubhouse rentals: 2 in February, 3 in March.
- b. Collections:
  - i. Number of Homeowners Paid to Date: 213 / 279
  - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
  - iii. Number of Associates Paid to Date: 52 / 75
  - iv. Collections Status:
    - 1. No Homeowners are in collection status.

7) Old Business

- a. Continued to update the Rules & Regulations. Tabled until the next Board meeting.

8) New Business

- a. Special Olympics: inquired about the availability of the pool for mid-March. (Schedule conflicts eliminate being able to rent out the pool in May.) These practices would be in the evenings: 6:30pm to 8:00pm starting March 19<sup>th</sup>. During this time lifeguard training will be completed by 5:30pm. Issue tabled for further discussion.

- b. Jujitsu: looking at this external group to come in to utilize the Clubhouse. One issue is where the mats would be stored. Adrienne will investigate further.
- c. Burglary box: An Avenida Rotella resident would like to install a burglary box, which is a device which protects package deliveries until they can be picked up. In general, the Board is fine as long as the appearance of the box fits with the general architectural style of the Association.

The meeting was adjourned at 8:54 pm.

#### 9) 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**