

LOS PASEOS HOMEOWNERS ASSOCIATION  
July 16, 2025

Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Andres, Director at Large; Adrienne Burke, Office Manager; Amelia Hadfield, Associates Representative; and Ford Sanberg, Homeowner.

- 1) Approval of Minutes: Rob motioned to approve the June 2025 Minutes. Andres 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.

Ford had an issue with a check to the Association not being updated as paid by the bank. Adrienne noted that the check was being shown as cashed by our bank, but has had a similar problem in the past. Adrienne will follow up with Ford.

- 3) Associate Member Representative Report

- a. LPAC: On Swim Meet days, LPAC swimmers and families need to be reminded that under no circumstances is parking allowed in front of driveways on Via Ramada. *Board noted that it is possible to be towed under these circumstances, but that would be initiated by the Homeowner, not the Association.* Board recommends emphasizing this rule as part of the annual update to the LPAC contract.
- b. Associate members: The question was asked, if a current Associate member will be renting a house outside of the Associate area, does that void her Associate Membership for next year? The answer is yes.

- 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$ 224,717.95
  - ii. Focus Reserve Account – \$117,457.64

- b. Board reviewed the budget to date.
- 5) Architectural Committee:
  - a. Approvals: 7038 Via Pradera (solar panels), 7112 Via Romera (gate & trellis), 7022 Via Ramada (paint)
  - b. Houses for sale: None
  - c. Houses sold: 7054 Via Barranca
  - d. Violation letters sent: one violation letter was sent.
- 6) Office Report
  - a. Clubhouse Manager
    - i. Rentals: five for July, one for August
    - ii. 10 Pack: Adrienne reports that the "10 Pack" program is going well enough that we will offer an additional 10 pack to 25 more participants.
  - b. Collections:
    - i. Number of Homeowners Paid to Date: 279 / 279
    - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
    - iii. Number of Associates Paid to Date: 75 / 75
    - iv. Collections Status:
      - 1. No Homeowners are in collection status.
- 7) Old Business
  - a. Racoons & Gophers: Hired a raccoon trapping company, but only captured two cats for two weeks. Hired a gopher trapping company, and they did catch one gopher.
- 8) New Business
  - a. Andres went to a Los Paseos Neighborhood Association meeting which was attended by a SJPD Lieutenant for an open discussion about activities in the neighborhood. Board notes that there is an increased presence of police, which is welcome. Board also welcomes neighborhood meetings at the Clubhouse free of charge, but these meetings must be scheduled so that they do not conflict with rentals of the Clubhouse.
  - b. Davis-Sterling: Adrienne noted that there are recent changes to the Davis-Stirling Common Interest Development Act, which is the act which governs homeowners associations in California. These changes were enacted in California Assembly Bill 130 (AB 130), on June 30, 2025. The Board notes that it will need some guidance from appropriate attorneys conversant in the new laws, especially in the area of fines for violations and conflict resolution.

The meeting was adjourned at 9:10 pm.

## 9) Executive Session

The times when Board meetings may be 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**