

LOS PASEOS HOMEOWNERS ASSOCIATION
August 13, 2025

Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associates Representative; and Daphne Demaiter, Homeowner.

- 1) Approval of Minutes: Jackie motioned to approve the July 2025 Minutes. Rob 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

- a. No comments were received from any Associates.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$187,611.93
 - ii. Focus Reserve Account – \$109,486.06
- b. Board reviewed the budget to date.

- 5) Architectural Committee:

- a. Approvals: 7222 Via Romera (roof), 7030 Via Ramada (needs to have follow-through)
- b. Houses for sale: 7179 Via Maria
- c. Houses sold: None
- d. Violation letters sent: one violation letter was sent.

- 6) Office Report

- a. Clubhouse Manager
 - i. Rentals: two in August, zero for September

ii. Pool Reel: Battery is failing. Have tried to repair in the past. Rob will take a look this month, revisit at the next Board meeting.

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. Boy Scouts: updated the concrete walk, Board inspected and found it was an excellent job, cost \$612.38 + \$250.00.
- b. Rental: Due to Adrienne being gone on vacation, Rob and Jackie will monitor the event on September 6th, which involves the Clubhouse and being outside during a set period of time.
- c. Rentals: Board discussed adding a rule that for any event of over 75 people a paid attendant will be required to be there. Issue tabled until the next meeting.
- d. Baby Pool Incident: invoiced person who brought a ceramic piggy bank into the baby pool against pool regulations for \$125.00.

8) New Business

- a. Elections: Voting and Election Rules: needs to be reviewed by the Board, and schedule to be voted on at the next Board meeting.
- b. Interest in positions. Adrienne will send out an announcement next month for those who wish to run for the Board of Directors. Elections should occur in October.
- c. Davis-Stirling: The Davis-Stirling Common Interest Development Act serves as the primary legal framework for homeowner associations (HOAs) in California. This act was recently amended by the California legislature in June 2025. As the implications of the new rules are not completely clear, Rob and Greg will schedule a teleconference with our Homeowner Association attorney and report back to the Board at the next meeting on any actions the Board needs to take.

The meeting was adjourned at 8:48 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