

LOS PASEOS HOMEOWNERS ASSOCIATION
October 8, 2025

Call to Order -- Robert called the meeting to order at 7:03 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; and Daphne Demaiter, Homeowner.

- 1) Approval of Minutes: Jackie motioned to approve the August 2025 Minutes. Rob seconded. Motion passed. (Note: the September Board meeting was cancelled.)

- 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 – \$144,026.00
 - ii. Focus Reserve Account – \$109,540.00
- b. Board reviewed the budget to date.

- 5) Architectural Committee:

- a. Approvals: 7037 Via Barranca (paint)
- b. Houses for sale: none
- c. Houses sold: 7179 Via Maria
- d. Violation letters sent: No violations letter were sent.

- 6) Office Report

- a. Clubhouse Manager
 - i. Rentals: One for October, three in November
 - ii. Jujitsu at the Clubhouse: This was set up as a pilot program, and the Board evaluated the current status as well as a

requested expansion from one to two nights a week. The Board notes multiple times the doors have been reported to be open after hours, and that it is vital that doors are locked by the responsible party after using the facility. Also, the providers of the Jujitsu lessons need to produce proof of insurance. Board has also generally agreed that going forward we need a formal contract. Currently, the pilot program is \$100 / month (four lessons per month). Motion: Board proposes \$200 / month for an additional night of lessons a week. The Board will evaluate at the next meeting a six-month contract. Rich motioned, Rob seconded. Motion passed.

- 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. Davis-Sterling Act: As a reminder, this act governs all HOAs in California and has recently been updated with the biggest change with regard to fines in the past twenty years. It is highly recommended that changes to the LPHOA Rules & Regulations be written up by an attorney so that the Association remains compliant with the newly passed updates. Motion: Board requests an updated set of Rules & Regulations regarding the issuing of fines based on the recently passed laws by the California legislature from Hughes, Gill, Cochrane, and Tinetti Attorneys at Law. Motioned by Jackie, seconded by Greg. Motion passed. Greg will contact the law firm to request generation of the new rules.

8) New Business

- a. Budget meeting: Board reviewed the initial draft of next year's budget. The final review will occur at the next Board meeting.
- b. Elections: We are having a full election this year. Adrienne will follow the most recent (2020) Voting and Election Rules & Regulations.
- c. Pool rental for school graduation parties: this issue was tabled for next Board meeting. It is generally agreed that we need a separate schedule and contract for these kinds of rentals.
- d. Pool heater turn off date: October 17th.

The meeting was adjourned at 8:50 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