

LOS PASEOS HOMEOWNERS ASSOCIATION
November 12, 2025

Call to Order -- Robert called the meeting to order at 7:07 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: Robert motioned to approve the October 2025 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.

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 – \$87,011.48
 - ii. Focus Reserve Account – \$139,569.13
- b. Board reviewed the budget to date.
- c. Rich motioned to accept the 2026 budget as presented to the Board. Rob seconded. Motion passed.

- 5) Architectural Committee:

- a. Approvals: 7024 Via Ramada (roof repair) and 7114 Via Colina (roof replacement)
- b. Houses for sale: none
- c. Houses sold: none
- d. Violation letters sent: No violations letter were sent.

- 6) Office Report

- a. Clubhouse Manager
 - i. Rentals: Six in November, three in December.

- ii. CPR Classes: one in November, one in December at the Club House. Have purchased a brand new dummy called Rescue Annie, and...she has AI! Will be offering opportunities to help the community, Adrienne will provide costs of the class to follow, and pricing will be set to cover the cost of the certificate. The Board strongly supports this opportunity for CPR training for the community.
 - iii. Pool Furniture: to be purchase December 2025 to take advantage of 2025 pricing.
 - 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. Election Results: for 2026, the elected members are: Rob, Richard, Jackie, Greg, and Daphne.
 - b. Jujitsu Club: Due to numerous previous incidents, the Board has determined that the Jujitsu Club leaders must follow the closing checklist. We have had several incidents of the Clubhouse not being locked up. Board decision: if there is another incident using the checklist the contract will be cancelled.
 - c. Fines: For the new fine policy, as recommended by our attorneys and published to the Homeowners, Jackie motioned to accept, Rich seconded; motion passed.
- 8) New Business
- a. Board dinner on Sunday, December 14th, at Mama Mia @ 6pm.

The meeting was adjourned at 8:54 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