

LOS PASEOS HOMEOWNERS ASSOCIATION
January 14, 2026

Call to Order -- Robert called the meeting to order at 7:06 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Daphne Demaiter, Director at Large; Adrienne Burke, Office Manager; and Paul Mollard, Ford Sandberg, and Crystal Sandberg, Homeowners.

- 1) Approval of Minutes: Rob motioned to approve the November 2025 Minutes. Rich 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.

Paul wanted to confirm house paint colors as presented were within Architectural Committee guidelines.

Ford and Crystal also wanted to confirm their house paint colors were within Architectural Committee guidelines.

The Board notes that, while not required, attending a Board meeting is an excellent way to avoid misunderstandings about new house paint color selection since the desired color palettes can be viewed simultaneously by all parties.

- 3) Associate Member Representative Report
 - a. No comments were received from any Associates.
- 4) Financial Report
 - a. Current Account Balances:
 - i. Focus Checking – \$145,989.83
 - ii. Focus Reserve Account – \$139,639.12
 - b. Board reviewed the budget to date.
- 5) Architectural Committee:
 - a. Approvals: 7024 Via Ramada – new garage door; 7193 Via Maria -- new paint color; 7033 Via Barranca -- new paint color.

- 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. January
- b. Collections:
 - i. Number of Homeowners Paid to Date: 108 / 279
 - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
 - iii. Number of Associates Paid to Date: 17 / 75
 - iv. Collections Status:
 - 1. There are no Homeowners in collection status.

7) Old Business

- a. New furniture: turquoise with putty accents, \$12k
- b. Piggy Bank Incident: Invoice for this incident as described in the August Board of Directors Meeting Minutes was requested to be refunded. Board found insufficient merit for this request.
- c. New fine approval process: The Jackie motioned to approve the new "Enforcement Policy and Schedule of Fines" as communicated to all Homeowners and described in the November Minutes. Rob seconded. Motion passed.

8) New Business

- a. Board Positions: By acclamation, Board positions are assigned as follows: Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Daphne Demaiter, Director at Large. Amelia Hadfield is nominated as Associate Member Representative.
- b. Access to the Sport Court: Concerns about access to the sport court for minors (under 16) were discussed. The current policy is for adults to accompany minors at all times. Generally speaking, if the pool is open the sport court is open. As a discussion point, the issue is specifically unattended minors when no adult is present; the sport court has been damaged in the past under this condition. Issue tabled to next Board meeting.
- c. Bingo Night: proposed to have one roughly every other month, financial support to come out of the "Services and Events" line item in the budget. Work out further details through emails if needed; update at the next Board meeting.
- d. Block party discussion: Via Barranca has a party each year, and is always well received by the Homeowners. The concept is to assign each block or street a time during the summer, and the Association would provide some financial support. In addition, one Board member would be scheduled to come to each party. Issue tabled to the next Board meeting.

- e. Pool parties: Generally speaking, school parties pay for lifeguards and facilities. Board is setting a \$850 flat fee, up to three hours, for a **maximum** of 75 children. (This latter condition is very important.) The pool party needs to be during the school day, specifically non-prime hours for Homeowners. Greg motioned, Jackie seconded, motion passed.

9) The meeting was adjourned at 9:00 pm.

10) 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