

## LOS PASEOS HOMEOWNERS ASSOCIATION February 11, 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; Amelia Hadfield, Associate Representative; and Zahra Hedarzadeh, Joseph Beltran, Lily Debackere, Khyati Gupta, Rishabh Khandelwal, Homeowners.

- 1) Approval of Minutes: Rich motioned to approve the January 2026 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.

Zahra discussed possible architectural modifications with the Board.

Zahra discussed issues that she is having with her neighbor concerning the zero lot line; neighbor is a renter. Contact information will be sent to the Homeowner.

Joseph discussed plant options for architectural modifications.

Kyhati and Rishabh discussed an architectural modification of their house; this would involve moving a sideyard gate forward.

- 3) Associate Member Representative Report

- a. Amelia has decided to not continue as Representative. The Board thanks Amelia for her dedicated service in keeping the Board well informed about issues that were brought up by Associates. Greg will research if there is any description about choosing a new Representative in the CC&R, By Laws, or Regulations and report by email. Adrienne noted in the past a mass email was sent asking for volunteers; if there was more than one volunteer, an informal election was held.

4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$ 245,270.54
  - ii. Focus Reserve Account – \$ 126,309.12
- b. Board reviewed the budget to date.

5) Architectural Committee:

- a. Approvals: 7060 Via Serena (landscaping); 7135 Via Romera (front fence/gate moving forward to garage)
- b. Houses for sale: none
- c. Houses sold: none
- d. Violation letters sent: No violation letters have been sent this month. Due to the new California law passed in 2025, for the initial letters we are seeking advice from council, and the letters will be based on the new LPHOA “Enforcement Policy and Schedule of Fines” which the Board approved last month. The procedure involves sending a violation letter and have a chance for a hearing before the Board.

6) Office Report

- a. Clubhouse Manager
  - i. Pool house lights: These were repaired at a cost of \$950.
  - ii. Outlet in Sport Court: This was also repaired.
  - iii. Clubhouse sink: Plumber fixed kitchen sink issues.
  - iv. Clubhouse cage area: The roof is leaking in this area, the previous attempts at fixing the issue are not working. Board has requested a formal quote for fixing this area.
  - v. SJPD Alarm Fines: Homeowners Association received a \$250 fine for two false alarms in one year. This was paid, but we are currently appealing since there were several instances when police were called but no one came and it wasn't clear which alarms were considered false. Currently checking the list of people to contact in the event the burglar alarm goes off. Adrienne will communicate the importance of correctly setting the burglar alarm to LPAC and Ju Jitsu.
  - vi. LPAC Fund Raising: As part of a fund raiser, LPAC is proposing using the Clubhouse parking lot to collect “stuff”. In general, the Board is in favor of using the parking lot for the fund raiser, but LPAC must get back to Adrienne with details and also establish which Clubhouse dates are available since paying renters have priority.
  - vii. Clubhouse rentals: One for February, One for March
  - viii. Sports Court access: Currently, minor access is not allowed on the Sport Court. This was instituted due to some damage

to the Pickleball courts and volleyball net. Board reviewed a presentation from Lily to enable use of the Sport Court for minors. Board thanks Lily for the presentation and proposes a waiver program for 13 and over. Adrienne will draft a pilot program; issue was then tabled to be reviewed at the next Board meeting.

b. Collections:

- i. Number of Homeowners Paid to Date: 228 / 279
- ii. Number of Homeowner Late to Date/Sent to Collections: N/A
- iii. Number of Associates Paid to Date: 42 / 75
- iv. Collections Status:
  1. There are no Homeowners in collection status.

7) Old Business

- a. Sobrato: Agreed to pay to use our pool in February, as well as week to week in March. This would result in revenue of \$3800 for February, and roughly \$3000 in March. Motion to allow Sobrato to use the pool was motioned by Rich, Jackie seconded. Motion passed.

8) New Business

- a. New programs: these are spearheaded by Daphne
  - i. Bingo Night: Currently set for the 3<sup>rd</sup> Friday of every month, starting in March.
  - ii. Block party: set schedule for each block, arrange for a Board member to attend each.
  - iii. Trivia Night: This is a new program; Daphne will work out the details
  - iv. Kids' craft afternoon: slime decorating (!) We will have six weeks notice for this fun program.
  - v. Magician Mentalist: get back with quote. Perhaps targeting for summer.
  - vi. Paint Night
  - vii. Murder Mystery Night
  - viii. Garage Sale (in Summer)
- b. Reserve Study: Since this requires extra time to discuss, the issue of allocation of funds is set at March 11 @ 6pm, one hour before the regular meeting commences at 7pm.

9) The meeting was adjourned at 8:59 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**