

LOS PASEOS HOMEOWNERS ASSOCIATION
November 12th, 2019

Call to Order -- Robert called the meeting to order at 7:10 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Adrienne Burke, Office Manager; Rita, Homeowners.

- 1) Approval of Minutes: A motion to approve the October 2019 minutes was made by Robert and seconded by Gizelle. 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 members chose to speak.

- 3) Associate Member Representative Report

- a. No report.

- 4) Financial Report

- a. Current Account Balances:

- i. Focus Checking – \$42,800.05
- ii. Focus Reserve Account – \$86,023.67
- iii. Board reviewed the budget and Robert moved to approve, Richard seconded. Motion passed.

- 5) Committee Reports

- a. Architectural Committee

- i. Approvals: None
- ii. Houses for sale: 7070 Via Ramada, 7208 Via Bella
- iii. Houses Sold: 7045 Via Barranca, 124 Bernal Road, 114 Bernal Road
- iv. Violation letters: no violations letters were sent this month.

- 6) Office Report

- a. Clubhouse Manager Report

- i. Getting ready for Holiday events
- ii. Craft fair added for December 8th

- iii. Holiday event on December 7th, Santa Claus as special guest
- iv. Hooks installed and ready for Christmas lights
- v. Room divider for storage room added
- vi. Adrienne is now certified as a Lifeguard, and is planning to get certified as an Instructor
- vii. Rentals: 4 for November, 4 for December, 2 for January, 3 for February
- viii. Covers for umbrellas: \$1760 for four. Might be expensed out of pool deck supplies, TBD.

b. : [need to update!]

- i. Number of Owners Paid to date: 275
- ii. Amount paid to date; \$178,398
- iii. Number of Associates Paid to date: 76
- iv. Amount Paid to date: \$52,200
- v. Number of Owners Paid Late: 49
- vi. Amount of Late Fees Paid: \$3,340
- vii. Number of Owners Delinquent (as of 5/14/2019): 5
- viii. Number of Owners being sent to Collections in 2019: 2
- ix. Date Notice letter sent: 4/19/2019
- x. Date sent to Collection Agency: 5/24/2019

c. Status of Collection Accounts

- i. Case 201603 – Contacted A.S.A.P. Collection Services 11/4/2019. Owner still owes LPHOA \$3,079.86. This is the post-bankruptcy amount.
- ii. Case 201802 – Contacted Pro Solutions on 11/04/2019. Homeowner owes \$1584.15 to LPHOA (\$4,713.82 in total). Pro Solutions is still waiting for a \$1000 deposit.
- iii. Case 201801 – Contact Pro Solutions on 11/04/2019. Pro Solutions is still waiting for a \$1000 deposit. Homeowner owes \$1,84.08 to LPHOA (\$4650.11 in total).
- iv. Case 201902 – Contacted Pro Solutions on 11/04/2019. Homeowner owes \$757.96. Homeowner is not 12 months for \$1800 in delinquent in assessments so non-judicial foreclosure is not an option at this point. All mailings have been “returned to sender.”
- v. Case 201903 – Contacted Pro Solutions on 11/04/2019. Homeowner owes Pro Solutions fees.

7) Old Business

- a. The Alley status: Gizelle is investigating the development tracts to help determine the status of the Alley. Robert volunteered to find the latest development tract.
- b. Adrienne talked to a representative from the LDS Church, they are now aware of the drug dealer problem.

8) New Business

- a. Homeless issues: Robert will contact Greg Peck of the LPNA concerning persistent homeless issue.

9) The meeting was adjourned at 9:17 pm

10) Executive Session

The times when Board meetings may 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.