

LOS PASEOS HOMEOWNERS ASSOCIATION
September 10th, 2019

- 1) Call to Order -- Robert called the meeting to order at 7:09 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Adrienne Burke, Office Manager; Robert Bimbi, Homeowner.
- 2) Approval of Minutes: A motion to approve the August 2019 minutes was deferred and will be completed this month via email.

3) 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.

Robert Bimbi: (a) Reported that he organized an Alley Neighborhood watch. (b) Concerning the issue of non-working alley streetlights: they are also potential safety issue if energized and their access points are open. Robert is pursuing whether the City power does go to poles. (c) There is a serious issue with car parked illegally in Alley; Community Service officer to be contacted by Adrienne. (d) Arches for Christmas project, Adrienne will contact for more details.

4) Associate Member Representative Report

- a. No report.

5) Financial Report

a. Current Account Balances:

- i. Focus Checking – \$92,748.99
- ii. Focus Reserve Account – \$60,670.96
- iii. Board reviewed the budget and revenue to date.

6) Committee Reports

a. Architectural Committee

- i. Approvals: 7040 Via Serena (solar), 128 Bernal Road (solar), 86 Bernal Road (solar)
- ii. Houses for sale: 7206 Via Maria, 7070 Via Ramada, 7208 Via Bella
- iii. Houses Sold: 7045 Via Barranca
- iv. Violation letters: one violation letter was sent out.

7) Office Report

- a. Clubhouse Manager Report
 - i. Weekend Swim Lessons – Saturdays and Sundays in September
 - ii. More private lessons next year
 - iii. 8 pool parties in September, 2 Clubhouse in September, 4 for October, 2 in November
 - iv. Adrienne to get acoustic sound meter for the Clubhouse.
 - v.
- b. Update on HOA payments outstanding:
 - 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 – New Chapter 13 bankruptcy case granted as of 11/2017. Current balance is \$2011 (includes 2019 assessment.) Relief from stay has been filed January 2019. Homeowner agreed to payment plan to avoid relief of stay motion. As of 7/1/2019, no payments received, collections to notify court. Waiting for ruling on relief of stay.
 - ii. Case 201606 –Current balance is \$1,901 (includes 2018 and 2019 assessment/late fee.) The house is bank owned. Bank payment of \$702 received 6/3/2019. Still awaiting Homeowner payment of \$1901, status unchanged.
 - iii. Case 201801 – Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.) No payment received as of 9/10/2019. Board signed documents to pursue non-judicial foreclosure.
 - iv. Case 201802 -- Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.) Non-judicial foreclosure documents sent to collections agency on 6/21/2019. Current Account Ledger being sent to collection agency the week of 9/9/2019.
 - v. Case 201902 – New case submitted for 2019 dues on 5/24/2019. Total due to LPHOA is \$702 as of 6/21/2019.

8) Old Business

- a. Solar: Roof inspection was okay; still awaiting detailed quote.
- b. Trees: Looking into getting a survey done by a professional arborist

for the LPHOA. This information will be disseminated to Homeowners.

9) New Business

- a. Giant inflatable twister game – might be fun for Adult game night, adding to the wish list

10) The meeting was adjourned at 8:57 pm

11) 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.