

# LOS PASEOS HOMEOWNERS ASSOCIATION

June 16, 2020

Call to Order -- Robert called the meeting to order at 7:12 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Judy Seps, Associates Representative, Adrienne Burke, Office Manager, Erik and Debbie Sunderman, Tina Tabuchi, Jennie Anderson, Homeowners.

- 1) Approval of Minutes: Gizelle motioned to approve April 2020 minutes, Robert 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.

Erik and Debbie Sunderland: Have submitted plans for a play structure which is above the fence line and are requesting Architecture Committee approval. Board response: for these issues when any structure is visible by the neighbors approval needs to be obtained in writing by all neighbors along with the Approvals form. Board approved play structure contingent on neighbor approval.

## 3) Associate Member Representative Report

- a. Some Associates have not received their refunds. Adrienne is currently sending refunds, however, it is a month-long process.
- b. Judy reports the pool experience using COVID-19 rules is working well.
- c. Board notes some Associate memberships are available, contact Adrienne by email.

## 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$205,128.78
  - ii. Focus Reserve Account – \$80,193.04
  - iii. Gizelle and Adrienne are working on producing the monthly report; new Quickbook software is causing some difficulty in producing the usual monthlies. Gizelle will report by email any anomalies.

5) Committee Reports

a. Architectural Committee:

- i. Approvals: 7081 Via Ramada (play structure, conditional approval), 7225 Via Romera (ADU)
- ii. Houses for sale: None
- iii. Houses Sold: 7131 Via Maria
- iv. Violation letters: None

6) Office Report

a. Clubhouse Manager Report

- i. Smooth opening with new COVID-19, positively received by everyone
- ii. Games for families in the event the pool gets crowded
- iii. Training for all lifeguards and gateguards is completed
- iv. Shields coming this week for swim instructors in the event swim lessons are allowed.
- v. No rentals in June, one in July (tentative)
- vi. Bingo starting this week in order to provide more out-of-pool activities
- vii. \$10 snack cards are now available to minimize cash exchanges.
- viii. Modification to rules: will be able to use two grills spaced apart.

b. Collections Report:

- i. Number of Owners Paid to date: 276
- ii. Amount paid to date; \$176,880 (as of April)
- iii. Number of Associate Members Paid to date: 69 (lost 13, gained 10)
- iv. Amount Paid to date: \$48,048 (as of April)
- v. Number of Owners Paid Late: 2
- vi. Amount of Late Fees Paid: \$1468 (as of April)
- vii. Number of Owners being sent to Collections in 2020: 3
- viii. Date Notice letter sent: March 16<sup>th</sup> (last notice from HOA)
- ix. Date sent to be sent to Collection Agency: April 16<sup>th</sup>

c. Status of Collection Accounts

- i. Case 201603 – Homeowner owes ASAP. Owner is paying final 2020 dues in May.
- ii. Case 201801 – Update from ProSolutions on this case. No forced foreclosure is in place; she said the \$1000 was never paid for this property and now Gov. Newsom has put a moratorium on all foreclosures.
- iii. Case 201802 –Owes \$2040 to HOA and additional fees to Pro Solutions. ProSolutions cannot move forward with foreclosure process due to Gov. Newsom’s moratorium.

- iv. Case 201903 – Homeowner owes ProSolutions fees and the Association for the 2020 dues; a new collections filing was done on May 12, 2020

7) Old Business

- a. Website: Robert is volunteering to look at maintaining the website, will report next week.
- b. Arborist: Gizelle Motioned Arborwell \$1050 to perform a tree inventory to create spreadsheet with tree care recommendations and a three year plan for a 279 HOA properties. Robert seconded. Motion passed.
- c. Gizelle makes a motion to approve new voting rules as mandated by the California State Government. Greg seconded. Motion passed.

8) The meeting was adjourned at 9:10 pm

9) 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.