

LOS PASEOS HOMEOWNERS ASSOCIATION
February 9, 2021

Call to Order -- Robert called the meeting to order at 7:17pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary, Richard Doucette, Member at Large; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Robert motioned to approve January 2021 minutes, Gizelle 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.

No Homeowner chose to speak.

- 3) Associate Member Representative Report

- a. No report.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking -\$103,532.66
 - ii. Focus Reserve Account - \$105,315.45

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7194 Via Maria (solar panels), 7081 Via Ramada (fence)
 - ii. Houses for sale: none
 - iii. Houses Sold: none
 - iv. Violation letters: none

- 6) Office Report

- a. Clubhouse Manager Report
 - i. At the beginning of March Adrienne will be putting out a notice for pool jobs.
 - ii. Due to COVID-19 we are in a holding pattern on Life Guard classes; however, Adrienne is certified to run these and we can institute the classes quickly.
- b. Collections Report:
 - i. Number of Owners Paid to date: 181

- ii. Number of Owners being sent to Collections: N/A
 - iii. Number of Associates Paid to date: 10 of 79
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP, which has now had all cases transferred to United Trustee Services (UTS).
 - 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 – Case closed (payment in full)
- 7) Old Business
 - a. Bathrooms: Gizelle motioned to move forward obtaining a bank loan for \$300,000 by selecting contractors to create an ADA compliant bathroom, ADA ramp to pool deck, pool deck replacement and linear drain replacement. This includes ADA compliant shower, toilet stall, and sinks. Some capital reserve money may also be required. Robert seconded. Motion passed.
 - b. Camera bids: waiting for two more bids for camera upgrades. Tabled until March Board Meeting.
 - c. Home Improvement Form: update tabled until March.
 - d. Golf cart purchase: tabled until March.
- 8) New Business
 - a. No new business discussed
- 9) The meeting was adjourned at: 8:35pm.
- 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.