

# LOS PASEOS BOARD MEETING

April 6, 2005

## In Attendance:

Tim Nemeth	Jona Denz-Hamilton	Jenn Holst	Cindy Pullano	Diana Mirzapour	Diane M.
Damon Holst	Susan Kind	Jim Rodenborn	F. Neues	Kathleen D'Agostino	
Cheryse Triano	Rosemary Alvarez	J. Kuh	Yobert Mirzapour	Sal Gonzales	

## The meeting was called to order at 7:15 p.m.

March minutes were approved with one sentence changed: More associate members are needed to "provide increased revenue" was put in to replace "cover some home owners' association costs".

## Items Discussed:

### Architectural Committee Issues:

Diane, from the architectural committee, read over a list of recent homeowner violations. Three homeowners attended who felt they were not being treated fairly regarding a car they says runs and is used (7044 Via Barranca, BMW), however members of the committee were not aware of this. The car owner was told if the car is running and he uses it then the issue is resolved. Apparently it has been an ongoing issue.

As far as fixing a violation, there is a reasonable amount of time given to the homeowner, or they can request a hearing on the matter.

### Business Issues:

• **Increase in Number of Associate Members:** We will be adding additional families to our associate members for increased revenue. Seven had already been called added out of 10 needed. Also, since the fee is fairly high, can we have payment plan for them if requested?

**Homeowner Dues:** 48 have not paid.

**Clubhouse:** 4 rentals as of April 6. **ASAP:** All collected but one in bankruptcy.

**Lifeguards/Pool Help:** 7 were hired out of 8 needed.

**Reserve Study and Funding Plan:** Jim brought a copy of financial projections for Los Paseos. He and Damon agreed to form a committee for the next reserve study that will have to be done.

### Pool, Clubhouse & Grounds:

**Sal's List:** Sal brought in a list of what needs to be fixed and what he would like to purchase for the clubhouse and grounds. It included patio furniture, a storage casket, new indoor lights, chemical signs, lifeguard hats, rental of a shaver for pool cement, and more. He also wants to fix the leaking pump, pool light and volleyball court. For a complete list see Susan.

### Gardener Report:

There is a consensus that the gardener is all talk and little action. We will be looking into getting new bids. Susan received a bid from a Jose for a quote of \$925 a month.

### Other Issues:

**Social Events** Wine tasting will have a PDF form. Bunko night July 21 & Oct 13.

### **FINANCIAL:**

Checking: \$932.08

Money Market (Wells Fargo): \$97,260.57

Wadell & Reed: \$70,387.59

### **Budget:**

2004 Annual Budgeted Expenses: \$149,160.00

YTD Actual Expenses (through January): \$29,404.23

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**Adjourned: 9:33 pm**