

LOS PASEOS BOARD MEETING

August 3, 2005

In Attendance:

Tim Nemeth	Cheryse Triano	Bob Lombardi
Chris Roberts	Susan Kind	Liz Melone
Jona Denz-Hamilton	Dan Kind	Jenn Holst
Charlotte Barnes	Helen Gardin	Damon Holst

The meeting was called to order at 7:07 p.m.

July minutes were approved – Jona moved/2nd Jim R./ All approved with 2 minor changes.

Items Discussed: Items from the floor are only to receive 5 minutes.

Swim Team: Ended the season placing 3rd out of 6 teams. They were 5th last year. They liked the new pool maintenance man and the pool quality this year.

Lifeguard Concerns/Safety Issues: Two homeowners voiced their concerns about how poorly they felt the lifeguards were doing: Lazy, not paying attention, goofing off, on the phone, etc. Just doing very poor jobs as guards. To avoid any future problems, Susan is in the process of hiring 2 new guards with more experience and will meet with the current guards and review the issues raised. (Jenn M., the head lifeguard resigned). The homeowners were also not happy with a party that was held during pool hours with live music and lewd behavior as well as alcohol. Susan explained adults are allowed to have alcohol and that she was informed of the party, and also smoking in the BBQ pit is also allowed. The idea was brought up to only allow drinking after 5:00 pm but not voted on. Also, the question was asked: "Do we want to be more specific on pool party requirements?" The "When and How" issues.

Pool: • The baby pool had been yellow, there was too much chlorine and it has been fixed.

• Jim wants pool chlorine readings and a head count of swimmers for each day. It seems that we have needed to add a lot of chlorine.

Question: Are the automatic pumps working as they should?

• The pool chairs were said to be muddy and were they being hosed down?

• July 27 had poop in pool, problem was taken care of and cleaned up.

• 5 first aid incidents reported and all are on file.

• Pool closed during banquet, there were no life guards, and no gate guards. We may need better planning next time.

• Jenn M., the head lifeguard resigned.

• Aqua aerobics instructor will not do drop-in classes. She wants a flat fee. The rate: \$35 hr., \$105 for 4 weeks. Jim voted to allocate Los Paseos funds to have the class/2nd Tim.

Architectural Committee/Neighborhood:

The committee has a flow chart of violations. The letters of violation seem to need to be more specific. A new letter format will be drafted by Bob for review that sounds kinder and has more information along with specifics of what changes need to be made. We reviewed a fine schedule and Bob volunteered to edit it so we can hopefully adopt it for Los Paseos. The CC&R short flyer will be handed out to homeowners on their porches.

Grounds Report:

• Sal is on vacation. **Needs:** 1. Loose rail on pool needs repair 2. Gate won't open 3. Some pool deck lights burnt out 4. Speakers not working 5. Need lights over baby pool & BBQ area 6. Raised area of cement at top of steps, trip hazard 7. Replace kitchen floor. (Jim and Damon are working on/reviewing reserve budget that would need to be used for fixes.)

Gardening Needs: • Dead grass in front of clubhouse. Wiring still getting cut to sprinkler system. We need a LOCK put on the wire housing. Question asked: Can we turn on water system manually to water dying grass?

• Gardener says he will cut ivy, spray weeds, and cut back front bushes.

Office Report: **ASAP:** same 6 have not paid, sent letters of intent to lean. Idea of payment plan brought up, or coupons for payment. **Rentals:** 4 (8/13, 8/27, 9/17, 7/18/06).

• Contacted janitorial services for prices - 2x a month is \$320, 1x is \$165, in addition to a larger first time cleaning fee.

• Facility Insurance policy needs to be renewed Oct. 1. \$528,000.= we have on the building. Jim will get other estimates.

Other Issues:

Want a flyer for events to send out with short CC&R flyer. **Social Events (working on a calendar for the Que Paso):** Bunko Night: Sept 8, Oct 13/Family Fun Night: Aug 20/Fall Wine: Nov 5/Flea Market (\$5 per table) Oct 1/may do Haunted House Oct 29./Craft Fair Dec 3.

FINANCIAL:

Checking: \$6,761.10

Money Market (Wells Fargo): \$72,227.75

Wadell & Reed: \$70,387.59

Reviewed "Income with Offsetting Expenses"

Budget:YTD Actual Expenses (through July): **\$82,289.08, 71% of annual budget. 2005 Annual Budgeted Expenses \$149,160.00**

Adjourned: 9:50 pm