

LOS PASEOS BOARD MEETING

September 7, 2005

In Attendance:

Tim Nemeth	Diane Megeachy	Brenda Terry
Susan Kind	Cheryse Triano	Chris Roberts
Betty Duncan	Bob Lombardi	Christine Wilkinson
Jenn Holtz	Jim Rodenborn	Stephen Rashid

The meeting was called to order at 7:16 p.m. Minutes were approved (with minor amendments-see Susan) by Jim R.

Items Discussed:

Architectural Committee/Neighborhood: A cover letter was drafted by Bob, and the architectural committee, to go with letters of violations. We reviewed the cover letter, and Bob will make some changes and bring it to the next meeting for approval. We also reviewed a new Architectural Improvement Request Form that Jim may also make changes to and bring again to the board for review.

- A draft of a CC&R Violations and Enforcement Policy to possibly be adopted by the association was reviewed. It would put into place a set schedule of fines that the board does not have at this time. It still needs to be agreed upon and voted on.
- Diane passed out a spreadsheet of homes in violation of CC&R's, with specifics, so the board is aware of what is going on in the neighborhood.
- The question was asked if we could get "move in" reports so we are aware of new residents. That perhaps in their welcome package they can get the short list of violations, since so many owners say they were not aware of the rules.

Grounds Report: We have grubs that are being treated and the sprinklers have been fixed.

- There will be no extending of the pool being open this year.
- For the now the pool will have the pump and heater run only 1 hour a day during the week, and full time on weekends. The pool needs chemical feeders, (4 @ \$300 each), skimmer baskets & gates (\$100) (Jim voted/2nd Tim).

Office Report: Board of Elections meeting is next meeting.

- We are looking into getting a different carrier for the clubhouse/grounds insurance. Quotes are being looked into.
- Jim researched and shared a Reserve Study for Los Paseos for the next 3 years. He will no longer be the Treasurer but he will share his information and knowledge with the next in line. (The kitchen floor will be added to his study).
- We are still milling over adding associate members. HOA members dues should increase 5% this coming year, associate members will have no increase.
- Susan asked for a PDF subscription for \$99 year. (Tim Voted/Jim 2nd). We talked about having the Que Paso on-line to save money but most seemed to want the paper form. The board members volunteered to pass out the Que Paso to their streets to save money.
- 4 homes are in collections.

Social Events • For the steak dinner for employees: Need \$250 (Jim voted/Christine 2nd)

- Events as of now: Bunko (Jenn may stop doing these), Fall Wine Tasting, Flea Market, Haunted House, Casino Night, Holiday Craft Fair, New Year Eve Bash.

FINANCIAL:

Checking: NEED TO LOOK UP
Money Market (Wells Fargo):
Wadell & Reed:

Adjourned: 9:17 pm