

# LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

March 1, 2006

## In Attendance:

Susan Kind Tim Nemeth Cheryse Triano Chris Roberts Gizelle Lamb Jona Denz-Hamilton

The meeting was called to order at 7:11 p.m. The February 2006 minutes were reviewed and approved. (Cheryse motioned to approve; Gizelle seconded the motion. No objections.)

## Items Discussed:

**Financial:** \$59K in dues have been collected, with \$26K outstanding.

Balances:

- a. Checking: \$5,022.70 (from January)
- b. MRA: \$16,700.55 (from January)
- c. Wadell and Reed: \$72,066.48 (from January)

## **Old Business:**

- a. Architecture Committee Report. The owner of 74 Bernal will contact the city to obtain the applicable permits.
- b. Office Report: Kitchen Floor Replacement. Looking at getting 3 bids.

**Items from the Floor:** No issues were raised.

## **New Business:**

- a. Architecture Committee Report. A problem exists where cars are parking haphazardly in the alley, blocking passage. Discussed painting no parking sections in the alley area which could be enforced contractually with a private towing company.
- b. Treasurer report.
  - i. Reserve Study. Gizelle reported that we should put an additional \$17K into the reserve fund. She will complete another reserve budget, and will take out items that are operating expenses. At present, the Reserve is 40% funded, but removing operating expenses will increase the percentage.
  - ii. LPHOA non-profit status. She is looking into an issue regarding the non-profit status of the LPHOA.
  - iii. Community and Action Pride Grant application. Gizelle is completing this application and will submit this month. If approved, this funding could be used for beautification projects (e.g. conversion of unuseable volleyball area and a LPHOA clubhouse monument sign), but can not be used on clubhouse improvements (i.e. kitchen remodeling).
  - iv. LPHOA insurance. The possibility exists that the LPHOA is overinsured. A motion was raised to spend \$300 for an appraisal to determine the amount of insurance needed. (Chris motioned to approve; Cheryse seconded the motion.No objections.)
- c. Grounds Report. Sal returned and completed odds & ends last week.
- d. Pool Report: Reviewed and approved the upcoming pool schedule. There will be a pool opening BBQ May 6, similar to last year's event. Hiring for the summer is going well for gate attendants, but not too well for life guards. Susan will advertise for life guards at other locations.
- e. Gardener Report: The trees are beginning to be affected due to the untrimmed ivy. Looking into bids for landscaping.
- f. Office Report. Everyone approved of the new LPHOA website design. A motion was made to henceforth post meeting minutes, CCRs, and bylaws to the web site. (Jona motioned to approve; Gizelle seconded the motion. No objections.)
  - i. Rental Report. 1 date for March. Discussed charging a nonrefundable cleaning fee due to the minimal effort most renters expend at cleaning up after the rental event. (Gizelle motioned to

approve; Cheryse seconded the motion. No objections.)

ii. Renter's insurance. Henceforth, prior to renting the clubhouse, Renters must provide documentation from their homeowner's insurance stating that LPHOA is an additional insuree for the specific rental date. Prospective clubhouse Renters should contact Susan for the requisite language to ask for when contacting an insurance company for this additional coverage.

iii. Welcome Committee: 2 new member packages were delivered.

iv. Clubhouse rental rates. Looking into comparable clubhouse rental rates to ensure LPHOA is receiving fair market rates for the clubhouse rental.

v. Que Paso advertising space. Looking into charging a fee for advertising in the Que Paso. Advertising space will be limited to no more than 50% of total content. (Damon (in absentia) made the motion to approve; Gizelle seconded the motion. No objections.)

vi. LPHOA documentation related to home sales. Discussed charging an upfront-fee related to subject documentation as LPHOA does not get reimbursed for documentation if sale does not occur. (Gizelle motioned to approve; Jona seconded the motion. No objections.)

f. Social Activities:

i. Spaghetti dinner (March 25). Tickets will be discounted if purchased in advance.

ii. Pool Opening Day activities (May 6). A BBQ cookout will be held in conjunction with the first day of the pool season.

With all business concluded, meeting was adjourned at 9:25 p.m. (Gizelle motioned to approve; Jona seconded the motion.)