

# LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

## September 13, 2006

### In Attendance:

Lisa Barney Rhonda Hughes Damon Holst Jenn Holst Chris Roberts  
Susan Kind Tim Nemeth Gizelle Lamb Jona Denz-Hamilton Rosemary Alvarez

The meeting was called to order at 7:10 p.m. Henceforth, Board meetings that are to be delayed will be announced by email and by posting an announcement on the web site. The August 2006 minutes were reviewed and approved, with 2 edits required. (Damon motioned to approve; Tim seconded the motion. All approved; there were no objections.)

### Items Discussed:

#### **Financial Balances:**

- a. Checking: \$5,542.68
- b. MRA: \$50,492.81
- c. Wadell and Reed: \$82,066.48

#### **Old Business:**

- a. Pool enclosure to prevent pool usage during clubhouse rentals. Susan will continue to investigate several options: fence enclosure; rigid pool cover; security guard paid for by clubhouse renters to ensure no one uses the pool.

#### **Items from the Floor:**

- a. A question was raised regarding the diving board poll. A request for feedback from homeowners regarding keeping the diving board was included in the August Que Paso; there were 38 responses, with 98% in favor of keeping the diving board.

#### **New Business:**

##### a. Architecture Committee Report.

- i. Approval response to Home Project forms. It was decided that at least 4 out of 6 Board members would have to approve/disapprove a home project form.
- ii. "Approval with Condition" response to tree removal requests. It was decided to add guidance to the Home Project form with regards to tree removal requests. Work on any parking strip tree must have City permission before proceeding. Work on any non-parking strip tree with a circumference greater than 56", measured two feet from the ground, must also have City permission before commencing any removal actions.

b. General Meeting and Elections. Elections are to take place at the October meeting. All Board members present were interested in running for reelection with the exception of Damon Holst.

c. Financial report. The book keeper will be printing out financial reports soon that will help all concerned to better understand the Budget and Expense process and the related status. Gizelle is working on the proposed budget for 2007.

##### d. Grounds Report.

- i. Enclosure for the LPHOA trash dumpster. Susan received one bid for a wooden enclosure. She and Gizelle will investigate other companies that make an enclosure constructed of cyclone fencing with slats.
- ii. Draeger has been called a second time to return to finish cleaning up after removing the clubhouse faux wing-walls. They said the clean-up would be completed immediately.
- iii. Clubhouse doors. Susan has one bid from Vortex for the replacement of the front and rear doors and will explore whether Home Depot might be another viable option.

##### e. Pool Report.

- i. Pool is leaking. Susan reported that it will cost approximately \$200 to detect the source of the leak. A motion was made to pay a company to locate the leak at a cost not to exceed \$200. (Chris motioned to approve; Tim seconded the motion. All approved; there were no objections.)

ii. Pool covers starting to split. Pool covers were last replaced February 13, 2002, for \$3,995. Susan is calling Lincoln Pools to determine whether we purchased a 3 year or 5 year warranty on the covers.

iii. Diving board inspection. Susan placed a call to Lincoln Pools regarding the diving board inspection.

iv. Life guard chairs. Present chairs (2) are uncomfortable to sit in. Susan has located a source that is having a sale through December 31, 2006. (\$560/chair, plus removal cost). Determining whether these costs can fit into this year's budget.

f. Gardener Report.

i. Rotating sprinklers were installed resolved issue of brown spots on lawn.

ii. Flowers were planted by the entry walkway.

g. Office Report.

i. Rental Report. No rentals for August.

ii. Welcome Committee: There were two home sales in August.

iii. HOA insurance issue. Susan is in the process of working with a broker from Southern California as the present broker has indicated a reluctance to continue to provide insurance for the LPHOA.

iv. Non-profit free usage of clubhouse. So far, there are 3 Boy Scout troops and 1 soccer group signing up to use the clubhouse for free commencing October. Discussed assessing each group some kind of community service or small fee in exchange for the free utilization of the clubhouse. For instance, a group could help with the upcoming end-of-year pool clean-up October 15 as their community service offering.

h. Social Activities:

i. Family Fun Night (September 29) Pizza, sodas and pool-based games. \$2 per person for members; \$3 for associate members. Wrist bands will be issued to ensure payment accuracy.

ii. Halloween Haunted House; tentatively set for October 28.

iii. Holiday Craft Fair (December 2)

With all business concluded, the meeting was adjourned at 9:17 p.m. (Tim motioned to approve; Damon seconded the motion. All approved the motion; there were no objections.)