

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

November 8, 2006

In Attendance:

John Goodwin, Mariah James, Cheryse Triano, Deanna Rohrbacher, Chris Roberts, Rita Helfrey, Susan Kind, Tim Nemeth, Gizelle Lamb, Pooja Patel, Jona Denz-Hamilton

The meeting was called to order at 7:13 p.m. The September and October 2006 minutes were reviewed and approved, with 2 edits required to the October meeting minutes. (Jona motioned to approve; Cheryse seconded the motion. All approved; there were no objections.)

Items Discussed:

Financial Balances:

- a. Checking: \$5,960.00
- b. MRA: \$9,898.00
- c. Wadell and Reed: \$82,939.00

Old Business: No old business was discussed.

Items from the Floor:

- a. A homeowner (John) raised a concern about a house that has trash accumulating in the driveway. He will provide the Office Manager (Susan) the address and a Covenants, Conditions and Restrictions violation letter will be mailed.
- b. New resident Welcome Gifts. A homeowner (Pooja) asked a question regarding the contents of the Welcome Gift that the LPHOA gives to new residents, followed by some discussion.
- c. Lap swim times. A homeowner (Pooja) asked several questions regarding the scheduled time for lap swim, followed by some discussion. She asked whether another lap swim time could be included in the schedule to afford more opportunities for members to use the pool for lap swim. The Board agreed to reconsider the issue closer to the commencement of the 2007 swim season.

New Business:

- a. Architecture Review Committee Report. A homeowner (Pooja) volunteered to be on the Architecture Review Committee. Her request will be considered by the Board and voted upon at the next Board meeting.
- b. General Meeting and Elections.
 - i. Ballot count. Deanna Rohrbacher generously volunteered to count the one hundred ballots (approx.) that were received by the Office Manager.
 - ii. Election Result Announcements: Based on the ballot count, the 2007 Board of Directors will consist of the following homeowners, listed in alphabetical order: Rita Helfrey, Gizelle Lamb, Tim Nemeth, Chris Roberts, Cheryse Triano. The 2007 Board of Directors will vote on the Director positions as well as the associate member representative at the next meeting.
- c. Financial report.
 - i. Third Quarter Budget Variance Report. Gizelle reviewed the subject report which was distributed to all attendees.
 - ii. 2007 Budget Approval. Gizelle distributed the proposed 2007 budget and was reviewed by all attendees. After lengthy discussion, the 2007 budget was approved by the Board. (Cheryse motioned to approve; Chris seconded the motion. All approved; there were no objections.)
- d. Grounds Report.
 - i. Community and Action Pride Grant application. Gizelle will be assembling and submitting a grant application proposal in February 2007 in an attempt to receive a grant for improvements to exterior improvements to the clubhouse grounds. A landscape architect will create a rendering as part of the application.
- e. Pool Report.
 - i. Pool leak. It has been determined that the source of the pool leak is the pool skimmers. Three (3) skimmers will have to be replaced at \$1350 per skimmer.

f. Gardener Report. Nothing to report.

g. Office Report.

i. Rental Report. One rental for November.

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

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. Halloween Haunted House was a huge success.

ii. Turkey Fest (November 18)

iii. Holiday Craft Fair (December 2)

With all business concluded, the meeting was adjourned at 9:00 p.m. (Jona motioned to approve; Chris seconded the motion. All approved the motion; there were no objections.)