

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

August 14, 2007

In Attendance:

Rita Helfrey Gary Oltz Juan Dominguez Gizelle Lamb Kathy Carroll Susan Kind John Godwin
Cheryse Triano Tim Nemeth Chris Roberts Jim & Susan Benefer Carole Stuart

The meeting was called to order at 7:12 p.m. The June 2007 minutes were reviewed and there were two edits. (Gizelle motioned to approve the edited minutes; Rita seconded the motion. All approved; there were no objections.)

Items Discussed:

Old Business: No old business was discussed.

New Business:

a. Architecture Review Committee Report.

i. Initial Notification of Violation Letter tone. Discussed the tone of the initial notification of violation letter. Kathy will send out examples of initial notification of violation letters that are worded in a friendlier tone.

ii. 7201 Via Romero. The Board reviewed and commented on the application submitted.

iii. 7034 Via Ramada. The Board reviewed the submitted application and voted (4-0) to proceed with the Variances process as described in Article V, Section 5, of the CC&Rs.

iv. 6816 Avenida Rotella. The Board reviewed and commented on the progress made by Mr. Oltz. Due to his progress he has made in correcting the deficiencies, the Board voted (4-0) to waive the fine.

b. Board of Directors Elections.

i. Returning Board Member nominations: Rita Helfrey, Gizelle Lamb, Tim Nemeth, Cheryse Triano

ii. Other nominations (to date): Lisa Barney, Encarnacion Buendia, Melinda Doult, Jenn Holst, Diane McGeachy

c. Financial Report. The Board reviewed the current profit and loss report, and check register.

i. Wells Fargo Checking: \$ 9,630.35

ii. Wells Fargo MRA: \$57,248.20

iii. Waddell & Reed: \$52,340.25

iv. Proposal for Large Item Purchase report. Briefly discussed the prospect of having the Board review any prospective, large (greater than \$500) item purchases before they are purchased. Although these items are already approved and in the budget, several members of the Board expressed an interest in reviewing these items once again before they are purchased.

d. Grounds Report. Nothing new to report.

e. Pool Report. Nothing new to report.

f. Office Report.

i. Rental Report. Zero (0) rentals for future dates. Discussed recent problem with security guard failing to act properly (excessive party noise). Susan to contact the security company, and possibly withhold payment.

ii. Welcoming Committee. One (1) home sold.

iii. LPHOA Office Manager replacement. The Board voted (4-0) to offer the job of Officer Manager to Sarah Barber at the present salary.

iv. Neighborhood Watch Meeting will be held September 13 in the Clubhouse.

v. Collection Status. Discussed the collection status process. Susan to provide the Board with the collection agency's process.

g. Social Activities. Nothing new to report.

i. Family Fun Night: Sept 29.

ii. Spaghetti Night: October 13

iii. Haunted House: October 27

iv. Turkey Fest: November 17

Items from the Floor.

- a. Juan expressed concern about the wording of the present, initial notification letter regarding a CC&R violation. The Board will review and consider to implement a new letter that has a friendlier tone.
- b. Carol expressed concern regarding the number of cars that are parked on the street. There are no restrictions to the number of cars that are legally parked on city streets.
- c. Chris asked about the funding source to pay for the clubhouse/kitchen remodeling. Gizelle stated that some of the funding was from last year's budget, and the remaining funds are paid from this year's operating account.

With all business concluded, the meeting was adjourned at 9:12 p.m. (Chris motioned to adjourn the meeting; Gizelle seconded the motion. All approved the motion; there were no objections.)