

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

September 4, 2007

In Attendance:

Rita Helfrey Gizelle Lamb Susan Kind Guy Berry Alice Whistler Bob Lombardi John Petrak
Cheryse Triano Tim Nemeth Chris Roberts Jona Benz-Hamilton Sarah Barber Brian Carroll
Warna Rodenborn Janice & Daniel Hornbach Diane McGeachy Janet Thorsrud

The meeting was called to order at 7:09 p.m. The August 2007 minutes were reviewed and there were no edits. (Rita motioned to approve the minutes; Gizelle seconded the motion. All approved; there were no objections.)

Items Discussed:

Old Business: No old business was discussed.

New Business:

a. Board of Directors.

i. Use of pool by Valley Splash Masters. Janet Thorsrud, of the Valley Splash Masters swim club, requested the swim club be able to use the pool for lap swim in September. They requested to swim on Tuesdays and Thursdays, from 5:30 - 7:00 p.m. In addition to her club using the pool, LPHOA members aged 19 and over could also swim, as well as receive swim tips from Janet. Janet is a certified life guard and will be present every night the pool is open. She will provide a copy of her insurance. Additionally, every member of the Swim Club is registered with a national agency that covers their insurance. (Chris motioned to approve the request; Rita seconded the motion. All approved; there were no objections.)

b. Architecture Committee Report. Several members of the Architectural Committee were present.

i. 7034 Via Ramada (a remodeling request for a second floor addition with rear-facing windows). Chris provided a brief summation of the Board's decision from the August meeting to proceed with the Article 5, Section 5 Variance process as it applied to the homeowner's remodeling request. Also, the Board had asked the homeowners to investigate an issue related to their request, and then report their findings back to the Board; no response has been received to date. Their request has not yet been approved. Upon further review of the Article 5, Section 5 Variance process it was determined rear-facing windows are not allowed in LPHOA as they would constitute a deviation from the overall plan and scheme of development within the Properties. (Chris made a motion to disapprove the request; Cheryse seconded the motion. All approved; there were no objections.)

ii. Initial Notification of CC&R Violation Letter tone. Discussed the tone of the initial notification of violation letter. A request was made to send out an initial notification letter worded in a friendlier tone. (Chris motioned to approve the request; Jona seconded the motion. All approved; there were no objections.)

iii. Architecture Committee members. Per the CC&Rs, the Architectural Committee shall be composed of three (3) members. Additional assistants to the Committee are allowed. The Architectural Committee shall determine who will be their three members and report back to the Board. It was requested that at least one of the three Architecture Committee members attend the Board meetings to ensure the Board is kept informed of Architecture Committee issues.

iv. LPHOA Architectural Values. Guy has put together a list of architectural values that compliment the CC&Rs and has requested the Board use it to educate the homeowners. CC&R reminders will be continued to be advertised in the Que Paso. (Chris made a motion to approve the request; Rita seconded the motion. All approved; there were no objections.)

v. Approved exterior paint color swatches. Discussed the present practice of loaning out color swatches for homeowners to use when selecting approved colors for painting exteriors and trim. LPHOA will continue this practice and will investigate the possibility of posting the approved colors and names at the LPHOA website.

c. Financial Report.

i. Wells Fargo Checking: \$ 5,400.77

- ii. Wells Fargo MRA: \$ 36,749.49
- iii. Waddell & Reed: \$ 53,692.87
- iv. Budget planning meeting. Chris recommended having a budget planning meeting before the budget is presented to the Board so that all Board members are aware of any anticipated, future expenses that may cause a change in the annual assessment.
- d. Grounds Report. Nothing new to report.
- e. Pool Report.
 - i. Inoperable pool lights. Three (3) pool lights are inoperable and can not be replaced until the pool water level is lowered. Each light will cost \$200 to replace. (Chris made a motion to approve replacing the lights; Tim seconded the motion. All approved; there were no objections.)
 - ii. Pool covers. Both pool covers are showing wear and need to be repaired or replaced. Since the covers were purchased five (5) years ago, the Board recommended to first investigate whether the covers are still under warranty. If the covers are no longer under warranty, the Board discussed patching the covers. If new covers need to be purchased, Gizelle will budget the replacement cost (\$4320.39 for both covers) in next year's budget.
- f. Office Report.
 - i. Rental Report. Two (2) rentals for December.
 - ii. Welcoming Committee. One (1) home sold.
 - iii. New LPHOA Office Manager. The Board introduced Sarah Barber as the new Office Manager.
 - iv. Resolution to proceed with notice of sale; collection case #06-06097. Property #7112 has been in collection proceedings for not paying their homeowners dues. As a result, the collection agency has recommended to the Board to consider to proceed with the notice of sale for the property. Let it be known that on September 4, 2007, it was resolved by the Board of Directors to allow the collection agency to proceed with notice of sale for property #7112. (Chris motioned to proceed with the action; Jona seconded the motion. All approved; there were no objections.)
- g. Social Activities.
 - 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:

- i. Request to change date of Neighborhood Watch Meeting. A homeowner had requested that the Board consider a different date for the Neighborhood Watch Meeting as the date of the meeting (September 13) coincided with the commencement of Rosh Hashanah, a significant Jewish holiday. Unfortunately, the person who planned the meeting was not aware of the conflict when the meeting was planned and there was no other date available to conduct the meeting.

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