

LOS PASEOS HOMEOWNERS ASSOCIATION ANNUAL BOARD MEETING

November 6, 2007

In Attendance:

Rita Helfrey Gizelle Lamb Guy Berry Rosemary Alvarez Cheryse Triano Tim Nemeth
Chris Roberts Sarah Barber Diane McGeachy Fabio Rios

The meeting was called to order at 7:04 p.m. The October 2007 minutes were reviewed and there were no edits. (Cheryse motioned to approve the minutes; Tim seconded the motion. All approved; there were no objections.)

Items Discussed:

Old Business: No old business to discuss.

New Business:

a. Architecture Committee Report. Guy reported the Architecture Committee's discussions/recommendations on the following issues:

i. Illegally parked vehicles in the alley. Vehicles that obstruct passage in the alley continues to be a problem that jeopardize alley residents' safety. The alley is private property governed by the CC&Rs and as such the city can not ticket obstructing vehicles. The Committee recommended hiring a private towing company that would tow away offending vehicles. Warning signs would be placed at each end of the alley, and on any alley homeowner's fence, as desired by the homeowner. An informative letter would be sent out to all alley homeowners prior to commencing the towing service. All towing costs, except start-up costs, would be paid by the offending vehicles. Chris motioned to proceed with paying the \$252, one-time start-up charge for the towing service; Cheryse seconded the motion. All approved; there were no objections.

ii. Homeowners that don't pay their CC&R violation fines. A small number of homeowners refuse to pay their fines nor offer reasons why they don't pay their fines. The Committee recommended pursuing legal action against the non-paying homeowners, including small claims court action. Chris motioned to contact the LPHOA-retained lawyer in order to pursue a legal remedy to this problem; Gizelle seconded the motion. All approved; there were no objections.

b. Financial Report.

i. Draft 2008 budget. The draft budget was reviewed, discussed and due to questionable budget line items, not approved by the Board. There were many questions by Board members and homeowners present. The draft budget will have to be reformulated, reviewed and ultimately approved by the Board.

- ii. Wells Fargo Checking: \$1,869.28
- iii. Wells Fargo MRA: \$6,385.88
- iv. Waddell & Reed: \$55,095.11

d. Grounds Report. Gizelle is working to secure quotes for making repairs to the parking lot. Sarah is to contact the insurance company to determine which cracks in the parking lot need to be repaired.

e. Pool Report. Pool is closed until next May.

f. Office Report.

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

ii. Collections. Four (4) homeowners have failed to pay their annual assessment and the collection actions have been turned over to ASAP to recover the delinquent assessments.

g. Social Activities.

i. Spaghetti Night: October 13. Great turnout.

ii. Haunted House: October 27. Susan Kind, the previous office manager, volunteered to coordinate this event again and it was a tremendous success with approximately 130 attendees.

iii. Turkey Fest: November 17

iv. Holiday Fair: December 1

Items from the floor:

i. 7217 Via Maria homeowner, Mr. Fabio Rios, had received a letter to stop work on his

unauthorized home improvement project (refacing a large section of the facade of his house with stone) as he had not requested permission, nor received approval, to commence the project. Mr. Rios requested the Board to allow him to complete his home improvement project, explaining that he did not know about the home improvement request procedures. The Board denied his request and directed him to work with Guy in order to tone down the scope of his refacing efforts to be consistent with the overall plan and scheme of development within the LPHOA properties or else receive fines and/or other consequences.

With all business concluded, the meeting was adjourned at 9:06 p.m. (Chris motioned to adjourn the meeting; Cheryse seconded the motion. All approved the motion; there were no objections.)