

LOS PASEOS HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
January 8, 2008

In attendance: Tim Nemeth, Rita Helfrey, Guy Berry, Diane McGeachy and Jenn Holst.

Appointments to the 2008 Board were made. They are:

President-Guy Berry

Vice President-Tim Nemeth

Treasurer-Diane McGeachy

Secretary-Rita Helfrey

Member at Large-Jenn Holst

Call to Order:

Approval of Minutes: Tim moved to approve the December minutes with correction "was appointed" instead of "volunteered". Diane seconded the motion. Approved unanimously.

Open Forum:

Jim Reed, President of the Los Paseos Aquatic Club addressed the board about the contract between the LPAC and LPHOA for 2008. The new contract will be presented at the February meeting, as the 2007 contract expires on February 28, 2008. The swim team is requesting 3 additional days this year, April 28, 29, 30. The new contract will be voted upon at the next meeting.

All Non profit organizations will need to have their contracts presented at the February 12 Board Meeting.

Financial Report

Diane reported that she and Guy and Tim had met at Wells Fargo Bank to fill out new signature cards. She said she was surprised that there were still some out dated names on the signature cards that were still being held by the bank. It was suggested that bank signature cards from the outgoing board be shredded when new board members take office.

Diane reviewed past account transfer procedures and past release of Reserve Account funds. Some concern was raised about how easily monies could be and had been transferred out of the Reserve Fund in the past. Sarah was asked to add a financial job description to the job description she already has so that procedures are clear and in writing

Wadell and Reed funds (Reserve Account) are released by check and the Wells Fargo Accounts are currently on-line accounts and funds can be transferred between them on-line. Sarah is to check into Yahoo on-line service charges on her American Express account (this is the means that purchases are made for LPHOA). She is also to check with the bank to see if remaining board members can go down to the bank individually to fill out signature cards as well (or does either Guy or Diane have to accompany them?).

Diane moved that Sarah have a \$200.00 limit each month for budgeted items without board approval. Tim seconded this motion and it was unanimously agreed upon.

Committee Reports:

Architectural Committee:

New Chairman: Brian Carroll

Secretary: Alice Whistler

Members: Janice Faulstich

Chris Roberts and Cheryse Triano had expressed interest in being on this committee in the past, but it was not determined at this time if they were still interested.

The committee will not cite homeowners for work not in progress or completed due to inclement weather condition until Spring.

The new house on Bernal was found to have only landscaped the front yard and not the parking strip. Jenn said that she would notify the owner of his responsibility for this area.

The house on Via Maria with the stone façade was discussed at Executive Session prior to this meeting.

Homeowner Rosemary Alvarez expressed the desire to see consistency in the enforcement of homeowner rules.

**Office Report:**

\*Trash bin enclosure bids were \$1,900.00 and \$1,400.00. Diane moved to table both bids. Jenn seconded. Motion passed unanimously.

\*Handyman hired by the 2007 Treasurer charges \$69.00/hour (he has his own Workman's Compensation). It was agreed that we would like to hire a handyman whose fees are more reasonable.

\*There are 3 keys to the facility. Sarah said that we need 2 more, one for the renter and one in reserve. The front door has been rekeyed. One must have the code to the lock box to get the key to open the front door. Only the non-profit organizations who use the clubhouse, soccer team, Boy Scouts, Girl Scouts, radio station, and swim team, know this code.

Sarah and Tim are the only ones who have keys to the office and Tim will give his key to Diane tonight.

Guy read the current laws (Davis-Sterling) regarding towing.

**New Business**

\*Diane disclosed the current fees charged for renting the clubhouse are high. They are: \$375.00, \$150.00 Security Guard and a refundable deposit of \$150.00. Discussion was made about the excessive increase in costs which (seemingly) have discouraged the use of the clubhouse by homeowners as seen by the decline in usage between 2006 (16) and 2007 (11). Diane stated that she would like to see the philosophy that the clubhouse is for use of the LPHOA homeowners as well as being an asset to the community. Diane proposed that the current fee schedule be voted upon at the next meeting with the idea that the fees would be more "neighborhood friendly".

\*Pool Liability-Our insurance company, Alante, should be contacted to ascertain if the presence of a paid person (Security Guard) is necessary to keep people out of the pool area. Sarah will contact our insurance company representative, Christine McPhail to determine laws that would govern this.

\*It was noted that the new floor laminate is lifting in front of the entry door and in other areas of the clubhouse main room. Sarah will look for the contract on the floor installation and report back.

\*A question was raised about whether or not the doors were in compliance with the ADA law. Sarah is to check with Commercial Door Company about this.

Meeting adjourned at 8:50PM.