

**BOARD MEETING AGENDA
of the LOS PASEOS ASSOCIATION
July 1, 2008**

1. Call to Order

The meeting was called to order at 7:05PM by Guy Berry, President. Board members present were Tim Nemeth, Vice Preseident, Diane McGeachy, Treasurer, Rita Helfrey, Secretary and Jenn Holst, Member at Large and Sarah Barber Clubhouse Manager. Others in attendance were: Andrea Mammen, Tom Jackson, Melinda Doutt, Teresa Petrak, Kathy Carroll, Hitesh Patel, Robert DeMong, Carole Stewart and Rosemary Alvarez.

2. Open Forum

A homeowner was present to ask approval for a driveway at her residence, which was approved. Mr. De Mong presented a home-made wooden device suitable for a stabilizing 65 watt light bulbs. He also reported that while working on the electric lights he noted dry rot on 2 fascia boards around the rest rooms. Diane moved and Tim seconded a motion to allocate \$150.00 to Mr. De Mong for related hardware to upgrade the conduit at three junction boxes which would also minimize current gaps. Mr. De Mong additionally asked the procedure for changing a bylaw. The steps involved were itemized as following: 1.It must be presented to and passed by the board, 2. A ballot would have to be sent to the LPHOA membership. 3. Approval would be needed by 80% of the 278 homeowners.

3. Approval of June Minutes

The June minutes were approved as written.

4. Financial Report

- i. Checking - \$ 12,934.52
- ii. MRA - \$ 83,897.04
- iii. Waddell and Reed . \$ 45,395.37

Diane reported that it was noted that the last PG&E bill was twice the amount of the preceding bill. *She said that she would review the last 2 year's bills and report back to the board. Homeowner, Melinda Doutt volunteered to help.*

5. LPAC

The swim meet in session on June 21 had to be temporarily suspended due to an electrical storm. Activities were allowed to proceed after a short delay.

Rita mentioned that her experience with renting the clubhouse on a day when the swim team was using the kitchen impinged on the complete availability of the facilities, in that, the kitchen was not available until after her guests arrived. Swim team parents present suggested there were alternative methods for using the kitchen by the swim team that could be employed. *In the future, care should be taken to avoid a similar occurence.*

6. Committee Reports

a. Architectural Committee

Diane is newly in charge of this committee. Kathy showed a picture of an air conditioning unit @ 7116 Via Maria which showed the amount of extrusion from the window of the existing unit.

i. Approvals

The following requests were approved with noted stipulations.

1. & 2. Installation of solar electricity at their homes on 7054 Via Barranca and 7040 Via Serena, (approved); 3. 7202 Via Romera Removal of gas light in front of residence and two cypress trees facing Avenida Grande due to rat and mouse infestation (OK to remove light. OK to remove trees as long as they have city approval). 4. 7026 Via Ramada New plantings in existing garden RF and R side of house. Convert dirt/grass area along R of house along property line into a garden. (approved); 5. 86 Bernal Way Enlarging patio with partial 36" high retaining wall (do not exceed 36" in height. Approved because of location on a busy street, Bernal).

A discussion was held regarding a violation that includes a parking strip and a gate @ ___ Via Maria. Jenn moved and Diane seconded a motion to keep the fine involving the parking strip, but to disregard the fine involving the gate at this property.

ii. Outstanding Fines

One payment was received.

iii. CC&R Fines For Not Getting Approval

Guy will write up a notice regarding fines that will be levied if failure to get approval first is not obtained.

b. Office Report

i. Collections

Sarah has sent letters to 15 homeowners who have been notified, but still have not paid 2008 dues. It was reported that there are three foreclosures that exist in the neighborhood, one on each of these streets: Via Maria, Via Colina and Via Romera. Jenn presented information on the foreclosure process and collection of owed dues. Dues would be collected during closing, however it was felt that welcoming the new owners and clarifying information regarding inclusion in LPHOA might be considered.

ii. Clubhouse Manager Review

Sarah reported that there had been two pool closures, one of which was for an electrical storm on June 21. She commended the staff, especially Lisa, for following safety procedures and immediately evacuating and closing the pool.

*The Health Inspector came by and said he was "very pleased" at the condition of the pool. He did note that the Ph level was low. Sarah said that Jerry was aware that the system is not working properly.

*A pool sign was added.

*Ian Sandberg began work today since he just recently passed his Life Guarding tests. (He had been hired, but had not been scheduled to work any hours.)

7. Old Business

a. Towing in Alley

Rebelos Towing Company requests 3 signatures to authorize towing a vehicle.

b. Floors

The floor, which was seemingly repaired, now has gaps here and there. Although a meeting with the "floor guy" was requested, he showed up two hours early and did not speak with anyone. It was suggested that the Better Business Bureau be contacted.

c. Reserve Study The board asked for volunteers to review the reserve study. Tim reported that he and Damon Holst worked on one three years ago.

d. AED Machine

Rita mentioned that she had recently been made aware of a program through the Red Cross for help in acquiring an AED machine. The contact person did not come to this meeting, but is interested in talking to the board about it.

8. New Business

It was noted that the ivy on the fence from the restrooms to the tennis courts could use some trimming. It was suggested that this be added to the handyman list of things to do.

It was also noted that there are spots on the lawn where the grass is dried out. *Ask the gardener to give an estimate on how much sod it would require to replace the dry spots.*

a. Volleyball Court

Andrea Mammen presented a letter (attached) to the board that expressed interest in improving the volleyball courts. A discussion ensued regarding known obstacles to this proposed improvement project among them is a pipe which sticks up out of the ground. The suggestion by the board was that further research of the project would be necessary before authorization to proceed could be given. Converting the area to artificial grass was also mentioned.

b. HOA Doc Fees

The current charges for preparing the Home Owners Association document fees are \$400.00. When a home sells, these are the charges that are presented with the documents. It was felt that this might be an excessive charge in the event that a home goes through foreclosure. *Sarah will research the time it takes her to prepare these papers and report back.*

c. Solar

Information on solar installation by BEohana Solar was presented by Melinda Doutt, a homeowner, who is going through solar installation at her home. She mentioned that a rebate on solar installation by PGE will be given until Aug. 31.

d. Swim Banner

Tim moved and Diane seconded the purchase of a new swim banner.

9. Adjournment