

Board Meeting  
Of the Los Paseos Association  
June 2, 2009

The meeting was called to order by Tim Nemeth, Vice President. Additional board members present were: Diane McGeachy, Treasurer; Rita Helfrey, Secretary; Jim Kinker, Member at Large; Judy Seps, Associate Member Representative and Sarah Barber, Clubhouse Manager. In addition, the following persons were in attendance: Robert DeMong and Juan Domingez

Concerns were brought to the attention of the board from a woman who is selling a recently acquired home on Avenida Rotella. The contractor who she hired was subjected to a car being driven back and forth numerous times with the driver yelling obscenities out the window at him. Others present informed the board that they had experienced the same harassing behavior. In addition, another person said items have been stolen from front yards, and someone else witnessed what they thought was a drug deal. As a result, a discussion was held concerning rental properties, specifically, properties that may be Section 8 and properties that may be managed by a property management agent. There are 38 rental properties within the LPHOA. *It was suggested that the Davis Sterling viewpoint on this matter be investigated to better address the rental and property management issues in the neighborhood.*

Diane moved and Jim seconded the motion that the May minutes be approved as written. This motion carried unanimously.

#### FINANCIAL REPORT

Wells Fargo Checking \$25,721.00

Business Savings \$97,988.67

Waddell and Reed \$56,301.53

A check register for the month of May was included in the Treasurer's Report

#### COMMITTEE REPORTS

##### **Architectural Committee**

The Architectural Committee is down to 3 people. Parking enforcement was discussed, specifically a 72 hour parking restriction on the street and parking 12 feet from a fire hydrant. *It was suggested that a letter be drafted and sent to homeowners who are in violation of these parking regulations.* Three homeowners are seeking modifications for either painting, windows or landscaping. All were approved. Ten homes are up for sale (2 are foreclosures). Three homes have sold and need welcoming. Six homes are left in collections.

##### **Office Report**

There are no clubhouse rentals in June or July at this time. The new gardeners began on May 15. Eighteen homeowners have dues that are outstanding.

##### **Old Business**

Diane moved to accept a window tinting bid from Lumar Window Film for \$567.00 to apply single reflective film to the 12 front facing clubhouse windows. A 2 year warranty is included. A termite inspection was performed on May 11, 2009 and the results are outlined in an accompanying report. Both subterranean and drywood termites were noted in bathroom structures and fungus damaged wood was noted in the siding, posts, and fascia. The

accompanying quote was \$10,870. It was suggested to wait until the end of the season to do any of this work.

**New Business**

The August 4 meeting was moved to August 13.

Diane moved to allow Sarah a budget of \$200.00 to buy pizza, soft drinks and prizes for the June Family Fun Night.

The meeting was adjourned at 8:11PM.