

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
October 10, 2017

1) Call to Order – Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doutt, Member at Large; Lisa Gasparovic, Office Manager, Doug Fumagalli, Homeowner Representative, Renee Berry, Homeowner.

2) Approval of Minutes: A motion to approve the September 2017 minutes was made by Alex, Greg seconded. Motion passed.

3) Open Forum

Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

Renee stated that it would be great to have the pool open year round, and thanked everyone who helped create the program to open the pool in the mornings. She strongly encouraged the Board to continue this program.

Lisa will send out a survey to see what events in the Winter the Homeowners and Associates would support. Also a find out if Winter Swim Team is a viable idea, or other write-ins. It was noted that higher energy costs are the key to determining program costs.

Other programs being considered: CPR Instruction Classes, Life Guard Certifications, and Adult Swim lessons.

Doug: The Eagle Scout project for displaying trophies is going forward. Measurements are currently being taken. The Scout will present his ideas to the Board before proceeding.

4) Associate Member Representative Report (no report)

5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$81,190

- ii. Focus Reserve Account - \$20,781
- b. Budget: Preliminary 2018 budget review being created.
 - i. 3% Cost of Living, working out income/expenses.
 - ii. Reviewed proposal for umbrellas.
 - iii. Will send it out, must be approved at the next Board meeting.

6) Committee Reports

- a. Architectural Committee
 - i. Approvals: 7225 Via Romera (landscaping)
 - ii. Houses for Sale: 7218 Via Romera, 7044 Via Barranca
 - iii. Houses Sold: None
 - iv. Violation letters: 0 violation letters sent this month.
 - v. In April, remind everyone to restart the water.

7) Office Report

- a. Clubhouse Manager Report
 - i. Cannot remove items on Yelp, but Lisa **was** able to take ownership and we can get referrals for it.
 - ii. Lisa is gathering bids for pool covers and signage.
 - iii. Pool clean-up was Oct 8th.
 - iv. New Head Lifeguard for next year
 - v. Recommend at least 8 new metal lounges (commercial grade) to replace current set.
 - vi. Rentals: 5 for Oct, 2 for Nov, 2 for Dec, 0 for Jan, 3 for Feb.
- b. Update on HOA payments outstanding: (nothing has changed from last month)
 - i. Number of Owners Paid to date: 276
 - ii. Amount Paid to date: \$160,727
 - iii. Number of Associates Paid to date: 77
 - iv. Amount Paid to date: \$48,080
 - v. Number of Owners Paid Late: 21
 - vi. Amount of Late Fees Paid: \$1574
 - vii. Number of Owners Delinquent (as of 9/12/2017): 3 (All collection accounts)
 - viii. Number of Owners being sent to Collections: 0
 - ix. Date Notice letter sent: 5/19/2017
 - x. Date sent to Collection Agency: 0
- c. CASE 201603 – Chapter 13 bankruptcy case dismissed. Last payment received 1/24/2017. Balance as of 8/15/2017 is \$583 (includes 2017 assessment.) Sent collection agency current statement as of 8/20/2017, waiting for next steps.

- d. CASE 201604 – Received payment of \$552 on 12/19/2016. Pro Solutions will continue to pursue balance of \$1011 (includes 2017 assessment).
- e. CASE 201606 – In bankruptcy, paying \$50/month. Balance as of 9/12/2017 is \$1725 (includes 2017 assessment).

8) Old Business

- a. Pro Solutions: will try to meet next month.
- b. The Board reviewed the new website layout, expect it will go “live” next month.
- c. The Sting Rays will not be using the pool over the Winter.

9) New Business

- a. Board election results – in accordance with By-laws, since we do not have more than five candidates, we will announce the new board members at the next Board meeting.
- b. HOA Benevolence Fund
 - i. Proposal: request once a year, maximum \$250.
 - ii. Matter tabled, but the Board recommends putting on the survey.
- c. Tucci umbrella proposal: will be reviewed by the Board for a decision at the next meeting.
- d. Alley Cleanup Day
 - i. Lisa will send a notice to Homeowners in the Alley noting the City of San Jose’s large item pickup policy.
- e. Welcome Committee transition – The Board wishes to thank Jim and Linda for their effort in making the Welcoming Committee a very well received program. Since they are moving out of the neighborhood, the Board is looking for new committee members to take on this important task.

10) Results of Executive Session on status of collection accounts: (topic was not discussed)

The times when Board meetings may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.

11) The meeting was adjourned at 8:50 pm.