

**BOARD MEETING MINUTES**  
**LOS PASEOS HOMEOWNERS ASSOCIATION**  
**November 11, 2014**

- 1) Call to Order – The meeting was called to order at 7:06 PM by Alex Fasan. In attendance were Alex Fasan, President; Shari Bleeg, Vice President; Gizelle Lamb, Treasurer; Melinda Doutt, Secretary; Robert Lombardi, Member At Large; Judy Seps, Associate Representative; Sarah Barber, Office Manager. Homeowners Greg & Cindy Cook attended as well.
- 2) Approval of October Minutes- Alex made a motion to approve the September minutes. The motion was seconded by Shari. All were in favor and the motion carried.
- 3) Open Forum – Greg and Cindy Cook received an overview of the current board and items we have focused on this past year. Alex provided the overview. Rob Lombardi stated that the newsletter used to mention the street sweeper reminder along with a mention of putting garbage cans in Thursday evening. Neighbors have missed the reminders so Sarah will make sure she puts the reminders in the next newsletters.
- 4) Election Results – We had 106 members vote out of 279. The Incumbent board members were re-elected and Rob Lombardi was voted in as a new board member. The Board voted to have Rob start immediately.
- 5) Financial Report - Gizelle Lamb-Treasurer
  - a) Current Account Balances:
    - i) Focus Checking - \$ 26,164.60
    - ii) Focus Reserve Account - \$ 87,027.13We reviewed the budget for 2015. A motion was made to approve the 2015 Budget. The motion was seconded by Shari Bleeg. All were in favor and the motion carried. The board discussed the pool resurfacing bid. It was also discussed to see if we could complete the resurfacing of the pool deck in sections or see if the company can offer financing for this work. We will discuss further with the company. The board also discussed the bid from Genie's Pool's for adding the replacement of the two failed skimmers to their scope of work for resurfacing the pool. A motion to approve this change order was made, seconded and all were in favor.
- 6) Committee Reports
  - a) Architectural Committee
    - i) Approvals - There were 2 approvals: 7116 Via Maria: Addition and 7093 Via Ramada: Paint
    - ii) Houses Sold – 4 homes for sale: 7145 Via Colina; 7211 Via Colina; 7132 Via Maria; 7043 Via Ramada; 2 homes sold: 7161 Via Colina and 7144 Via Romera
    - iii) Violation Letters have been sent
- 7) Office Report-Sarah Barber
  - a) Clubhouse Manager Report – Sarah will be meeting with a new bookkeeper.
  - b) Clubhouse Rental Report - One rental for 12/6 rental.

- c) Collections - We still have 6 homes in delinquency: 2 homes in collections, 2 are in bankruptcy, 1 is making payments.
- 8) Old Business
- a) Restating Government Documents – Letter from Attorney was discussed.
  - b) Pool Resurfacing – Reviewed progress
  - c) Budget – Reviewed
  - d) Security Cameras – Alex and Rob will be completing the project by the end of December.
- 9) New Business –
- a) Select Pool Tile – Judy will obtain samples of tiles to share with the Board.
  - b) PG&E - Alex reviewed the PG&E bills. He has requested that PG&E conduct an assessment/audit. We need to understand where we are spending the energy. Judy stated that she will ask the swimming pool company for an assessment regarding the pool equipment.
  - c) Solar Panels – There are install options when we are ready to obtain solar panels.
  - d) Alley – Gizelle printed a map of the alley that shows the City easement. The alley is City property. A determination needs to be made on how to enforce the City of San Jose to maintain the easement.
- 10) Adjournment-The board meeting was adjourned at 8:30 p.m.