

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
January 13, 2015

**NOTE: FEBRUARY MEETING CHANGED TO MONDAY,
FEBRUARY 9th, 2015 AT 7:00 PM**

- 1) Call to Order – The meeting was called to order at 7:04 PM by Alex Fasan. In attendance were Alex Fasan, President; Shari Bleeg, Member At Large; Gizelle Lamb, Treasurer; Robert Lombardi, Vice President; Melinda Doutt, Secretary, Judy Seps, Associate Representative; Sarah Barber, Office Manager. There was a nice attendance of homeowners: John Strockis, Steve Clark, Steve & Ramona Purdy, Todd Hall, Susan Tully, Mahyar Hajizadeh, Damon & Jenn Holst, Jeff Lemas, Encarna Buendia, Lisa Barney, Albert Gomez, Arlene Mejia, and Bob Lombardi.
- 2) Approval of December Minutes- Alex Fasan made a motion to approve December minutes as amended. Melinda Doutt seconded the motion. All were in favor for approving the minutes and the motion was carried.
- 3) Open Forum – Lisa Barney was curious if other alternatives were considered before raising dues. The other neighbors were in attendance asking the same question. Board President Alex Fasan provided history of his own experience of how we all came to become Board members and provided directions as to what we are doing. He explained that previous Boards didn't keep up with inflation on dues nor did they add to the reserves as recommended by the Reserve Analysis Reports. We are therefore faced with increasing dues due to pay for the deferred maintenance. He pointed out that the Neighborhood elected us to work on their behalf. We are working on multiple projects: We are working on revising and updating the governing documents so they will be in compliance with the new laws; resurfacing the pool, deck and replacing the broken diving board; and assessing future maintenance and upgrades that are necessary. The special assessment is only \$36 dollars. We followed the rules as to how much we could increase the dues. This is the first time the Association has ever resurfaced the pool and the pool deck. The life of the pool surface is 15-20 years at the most with new materials required therefore, we will have to begin adding to the reserves for the future resurfacing as well as the above mentioned items.

We discussed how to deal with removing Associate members. Damon Holst stated that this association could not survive with 300 members because it was not planned that way. We only have 279 homeowners and 75 Associate members. A comment was made that our facility is under-utilized. Jeff Lemas asked how many swim team families are members, associates and non-members. In 2014 90 were members and 60 were not. Besides increasing the swim team dues, we will increase swim lessons. Increasing fees does not guarantee that we will get more income though.

Jenn Holst stated she would like to make our facility ADA compliant. Alex Fasan stated that we are prioritizing what items needs to be taken care of as

that task will be very expensive. Jenn Holst stated that previous boards have avoided the issue but we need to do this. Jenn volunteered to contact people she knows who would be willing to donate money for this cause. The board agreed that this would be a great help if she could raise enough money for this task. Gizelle Lamb will get a quote to get our facility ADA compliant so that Jenn has an idea of what amount to raise. Access specialists can come in and tell us what we are required to do to make our facility ADA compliant. Cost is approximately \$2,000 for an evaluation. The board will need to access this item after the pool renovation is finished to confirm we have enough funds.

Alex Fasan stated that we are blessed to have Judy Seps as our Associate member. She has worked very hard to spearhead the pool construction. Gizelle Lamb asked neighbors how they felt about a project-based loan as an alternative to raising dues for paying for the deferred items including the pool restoration. They all said they would prefer not to obtain a loan for this purpose. Gizelle then stated that the board would then have no alternative but to raise dues for this purpose

A question was raised about adding more associate members. Gizelle Lamb stated that we couldn't currently add additional associates as this would be in violation of our current By-Laws. This is one of the items that would be amended when the by-laws are updated (if approved by the owners). We are hoping to be able to add additional associate members in the future. The Association's reserves are currently lower than what they should be in accordance with our Reserve Analysis and have been for many years since the past boards did not collect these funds properly. Therefore, we will be playing catch up on replenishing these reserves for the next several years and prioritizing previously deferred items that need to be paid for out of these reserves.

Bob Lombardi spoke about how the architectural rules keep our neighborhood nice. A gentleman asked about having the pool open year round. Alex Fasan explained that we tried this previously by having a year round swim team use the facility. The swim team did not stay as our facility did not meet their needs for showers and locker area, and it would cost us too much money to keep the pool open for owners only. Farmer's Market, Community Garden, and other suggestions were made as possibilities for utilizing our facility but no one volunteered to spearhead these suggestions.

8) Cordell Bailey – City of San Jose Department of Transportation. Mr. Bailey did not show up as scheduled. Speed bumps – many people are complaining about people running the stop sign and still racing. He will be at the February meeting.

- 9) Financial Report - Gizelle Lamb: Treasurer
- a) The Current Account Balances are as follows:
 - i) Focus Checking - \$ 17,197.08
 - ii) Focus Reserve Account - \$ 65,166.43

- b) We are at the beginning of the year. We have the special assessment to assist in replenishing the reserve account. It will take time to replenish and this first special assessment will not cover what is needed to replenish the reserves in full. It will most likely take 3 to 4 years to accomplish this unless the association seeks a loan to pay for additional upgrades.

10) Committee Reports

a) Architectural Committee

- i) Approvals - There were 2 approvals: 7048 Via Barranca: Installation of Solatube Skylight and 120 Bernal Road: Fence replacement (front/back), garage roof and gutter replacement
- ii) Houses Sold – None sold this month. Two are for sale currently.
- iii) Violation Letters have not been sent

11) Office Report-Sarah Barber

- a) Clubhouse Manager Report – Complaint regarding trailer on Via Maria and Avenida Grande. Actions are being taken.
- b) Clubhouse Rental Report - There are 2 events booked in the month of January. Non-member funeral 1/17 and another member rental on 1/24.
- c) Collections - We still have 4 homes in delinquency: 2 homes in collections of which 2 are in bankruptcy.

12) Old Business

- a) Restating Governing Documents – Sarah will touch base with the Attorney to see what her progress is.
- b) Diving Board - A pipe under the platform was rusted out and will be replaced. After replaced, the diving board will be installed.
- c) Diving Blocks - Judy has asked the swim team for a sample block so that we can verify the new blocks will fit in the current holes.
- d) Pool Resurfacing - New tile, lane lines, diving board, deck resurfacing should be completed and up and running by the end of March, weather permitting.
- e) Pool Tile - Coping Color: White is recommended. Shari proposed that we use the recommended color. Melinda seconded the motion. Alex and Rob also were in favor.
- f) Installing Security Cameras – Jeff, Alex and Rob will start installation this month.

2) New Business –

- a) Board Assignments: Alex Fasan, President; Shari Bleeg, Member At Large; Gizelle Lamb, Treasurer; Robert Lombardi, Vice President; Melinda Doutt, Secretary

- 3) Adjournment: All business was conducted and the meeting was adjourned at 9:15 PM.