

BOARD MEETING AGENDA  
LOS PASEOS HOMEOWNERS ASSOCIATION  
February 9, 2016

- 1) Call to Order --Robert called the meeting to order at 7:10pm. In attendance were Robert Lombardi, President; Alex Fasan, Vice President; Gizelle Lamb, Treasurer; Melinda Doutt, Member at Large; Gregory Cook, Secretary; Judy Seps, Associate Representative; Sarah Barber, Office Manager. Also in attendance were: Greg Tanner, Homeowner; Rita Helfrey, Homeowner; and Steve Brown, District 2 City Council Candidate.
- 2) Approval of January 2016 Minutes -- Motion to be approved made by Gizelle, seconded by Melinda. Motion passed.
- 3) Open Forum: Greg Tanner, Steve Brown

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.

- a) Greg Tanner -- Had questions about the ballot process, asked when the ballots were opened. The Board informed Greg that the ballots were opened and counted at the beginning of the board meeting as given by the procedure approved in the Election Rules & Regulations. The Board also informed Greg that it was noted in the January 2016 minutes, due to the low number of ballots returned, the Board decided to post the ballot opening until the February board meeting. His express purpose was to make sure that the election was conducted fairly and within the rules as established.
  - b) Steve Brown, candidate for City Council District 2 was in attendance (unplanned). Concern: San Jose 2040 plan: Big Picture for District 2 – in which Los Paseos lies – is dense housing. Steve noted one possible initiative is changing housing so that condos could be above 4 stories. El Camino Hospital is moving in, and Costco moving in. Steve also observed that retail is at the heart for District 2 for building a tax base, likely not going to bring more commercial businesses in. Another observation is that the City of San Jose is looking at building out here in a different way: gain tax revenue from retail. Tech growth is to the north, dense housing here in the south. In a response from a question from the Board, Homeowners are reminded that the primaries are in June, general election in November. Also, three other candidates are running for City Council District 2. Steve also noted that public safety is also a concern; the number of patrol cars is low in his opinion for this district and he not personally able to get answers about any increases. Steve was asked to submit a statement about his candidacy so that it could be included in the next edition of *Que Paso?*
- 4) Associate Member Representative Report
    - a) Judy Seps reported that some Associate members were questioning the amount of the Associate dues that were raised a year ago, to \$616. Some associate members thought that it would go down since the pool has been refurbished. It was noted by the Board that Homeowners dues were raised last year, and were also raised this year. A special assessment was charged last year as well for Homeowners only. Associate member dues were NOT raised in 2016. It was also noted by the Board that due to the refurbishment of the pool, our reserves are dangerously low. It will take 3 to 4 years for

the Reserves to be reimbursed for the Pool Reburishment. Many expenses have been deferred over the years due to several factors: 1) annual dues were not increased to keep up with inflation or increases in expenses over the past 20+ years and 2) Contributions to the Reserve fund were not made as recommended by Professional Reserve Study analysts. As a consequence, current membership rates are not projected to go down.

- b) Judy was concerned that the repair to the diving board had not been completed. The Board noted that there is a signed proposal with T. J. Boyd Services, to repair the base of the diving board. (The issue was noted in the last meeting Minutes.) As a general comment, this will be completed before the pool opens.
- c) It was noted that some outlets are not working by the Gazebo area. Also, the pool light is not turning off during the day. It would be good to correct these issues before the start of Pool Season. The Board noted this information for future repairs and maintenance issues to budget for.
- d) Judy found a handyman that has a contractors license and electrical license. She will forward the information to Sarah for consideration on future projects.

#### 5) Financial Report

- a) Current Account Balances
  - i. Focus Checking -- \$25,881.70
  - ii. Focus Reserve Account -- \$15,696.11
- b) Collected 29 payments so far, due March 15<sup>th</sup>. Payment is not currently reflected in current balance. Members may now pay by credit card, but have an additional 3% fee.
- c) Dave Levy, the CPA, from Levy Erlanger and Associates, will be doing a full financial audit (as required) as well as complete our taxes this month.
- d) The turf replacement project for the front of the clubhouse was approved by the Santa Clara Water District in December and the work has commenced. This project will cost \$11,994, and once completed, the Association can expect a rebate of approximately \$18,000. Gizelle is coordinating the landscaping installation. It was noted that the conversion will consist of approved drought tolerant plants, boulders (some are coming from the ivy where they were buried) and mulch. It was noted that the Association will not be receiving the rebate check until 8 to 10 weeks after the post inspection by the Santa Clara Water District. All work must be completed prior to March 8<sup>th</sup> to be eligible for the rebate.

#### 6) Committee Reports

- a) Architectural Committee
  - i. Approvals -- 2 approvals: 7143 Via Romera, 7151 Via Romera (both for turf conversion projects)
  - ii. Houses sold -- no changes
  - iii. Violation Letters Sent -- Violation letters are going to be sent this month, mainly concerning Christmas lights that are still up

#### 7) Office Report

- a) Clubhouse Manager Report
  - i. Proposed pool schedule

Opening Day – April 30	12:00 – 6:00 pm
May Weekends	12:00 – 6:00 pm
Memorial Day – May 30	12:00 – 6:00 pm
May 31 – June 3	4:00 – 6:00 pm
June 4	4:00 – 8:00 pm

June 5 – August 15	12:00 – 6:00 pm
Family Swim*	6:00 – 8:00 pm
Adult Lap Swim M-Th (w/ lane line)	7:30 – 8:00 pm
August 16 – Sept. 2 (M-Th)	4:00 – 7:00 pm
August 19, 25, and Sept. 1 (Friday)	4:00 – 8:00 pm
August Weekends	12:00 – 8:00 pm
Labor Day – September 5 <sup>th</sup>	12:00 – 7:00 pm
Weekends Only – Sept 3 through Sept. 25	12:00 – 7:00 pm
Closing Day – September 25 <sup>th</sup> (Sunday)	12:00 – 7:00 pm

Pool opens at 2:00 pm on June 4<sup>th</sup>, June 11<sup>th</sup>, July 19<sup>th</sup> and July 16<sup>th</sup> due to home swim meets. Pool will close at 6:00pm on June 25<sup>th</sup> dues to swim team overnigher.

\*Family swim is intended for adult members, members of their household and up to five (5) paid guests. After 6:00pm children under the age of 18 must be accompanied by a parent.

- ii. Opening Day is proposed to be April 30<sup>th</sup>. (Usually it the first Saturday in May.)
  - iii. Melinda motioned to approve the 2016 Pool Schedule. Giselle seconded.  
Motion passed.
  - iv. Swim Team calendar was reviewed
  - v. March 6<sup>th</sup> is when applications are due for Lifeguards and attendants. Interviews will be scheduled for after the deadline.
  - vi. Thanks to Gizelle for donating a printer. Sarah purchased toner and it works great.
- b) Club House Rental Report – Sarah reported that there is one rental on Saturday, and it is the only one for the month. There is also a rental scheduled for March 5<sup>th</sup> for a family reunion.
  - c) Collections – meeting held in Executive Session
- 8) Old Business
- a) Installing Security Cameras -- Tom will complete the flashing. There is one camera that is not working. Sarah reports that one fan in the server is loud. Alex will review the system this Saturday and report to the Board next time.
  - b) Rules and Regulations Review: It was agreed to table the Rules and Regulations Review for this meeting and will work on it at the next Board meeting.
- 9) New Business
- a) Ballot Results for Restating Governing Documents -- 184 ballots were turned in out of a total 279 homeowners. In accordance with the stated voting procedure, the following results were reported: Articles of Incorporation: 157 yes, 32 no. By laws: 150 yes, 35 no. CC&R's: 145 yes 39 no. All of the governing documents have been passed by a majority vote of the homeowners.
  - b) Dealing with Bankruptcies – Executive Session
- 10) Adjournment – Alex made a motion to adjourn the meeting at 9:10 pm. Greg seconded. All were in favor.