

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
September 13, 2016

- 1) Call to Order – Robert called the meeting to order at 7:07 pm. In attendance were Robert Lombardi, President; Alessandro Fasan, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doutt, Member at Large; Judy Seps, Associate Representative; Lisa Gasparovic, Office Manager. Also in attendance were: Rita Helfrey, Homeowner, Homayoun Shavalian, Homeowner, and Mary Patterson, local resident.
- 2) Approval of July Minutes: Motion to approve the July 2016 minutes was made by Melinda, Rob seconded. Motion passed. (No meeting was held in August.)
- 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.

Rita

- Suggested having a tree expert to come to our neighborhood and give some advice on care because of the drought. Action: Lisa: to contact City of San Jose and “Our City Forest” to see if someone can come out to inspect or advise.
- Had a concern about swimmers throwing the ball across the pool. Rita did talk to the lifeguards at the time about this. Board response was that swimmers are not supposed to be throwing the ball across the pool. Action: Lisa will find out what happened and make sure the lifeguards understand the rules, and recommend a rules update for next year.

Morgan Hill USD Candidate, Mary Patterson

- School Board elections are different this year, and are based on geographic area called “Trustee Areas”, effective July 1st. Mary has lived in the local area for 16 years.
- Mary asked about our concerns as a Board, and the Board responded with questions on architectural decisions, lighting decisions, building use, fencing issues, and concerns over janitorial staff and maintenance issues.

Homayoun:

- Has a commercial trailer, did get a letter from the HOA about parking it in the front. The Board response was that Section 4.1.6 of the CC&Rs does state that trailers cannot be parked in the front yard.
 - Is considering adding to his current home, and was wondering about the procedure. Board response: Consult with the architect and City with a copy of the CC&Rs; when the City approved architecture plans are complete, transmit those to the Board along with the appropriate form for approval.
- 4) The Board wishes to thank Lisa for the hard work this Summer, we recognize that managing the pool is a very difficult job – especially for the first time -- and that it went very well.
- 5) Associate Member Representative Report
- a. Judy stated that the Associate members would like more opportunities to use the facilities beyond just the Summer months.
 - i. Ideas that are being considered: Halloween Movie Night, “Polar Plunge”, Bingo night, casino night, football game night, spaghetti night, karaoke night, 50’s sock hop, holiday party, coffee tasting, pizza night, hot dog guy for movie night, food vendors, and Neighborhood Block Party night.
 - b. Greg motioned to approve spending \$650 for a projector to be used on movie nights, and \$80 for a Blu Ray player. Melinda seconded. Motion passed. Board is considering in the long term to buy some speakers.
 - c. Pergola Project has been completed with stain/sealant as well as a cover.
- 6) Financial Report
- a. Current Account Balances:
 - i. Focus Checking - \$66,271.00
 - ii. Focus Reserve Account - \$50,445
 - b. Update on HOA payments outstanding (as of 9/13/2016)
 - i. Number of Owners Paid to date: 272
 - ii. Amount Paid to date: \$148,988
 - iii. Number of Associates Paid to date: 76
 - iv. Amount Paid to date: \$46,739
 - v. Number of Owners Paid Late: 31
 - vi. Amount of Late Fees Paid: \$1,693
 - vii. Number of Owners Delinquent (as of 7/8/2016): 7
 - viii. Number of Owners being sent to Collections: 3
 - ix. Date Notice letter sent: 5/23/2016
 - x. Date sent to Collection Agency: 7/1/2016
 - c. Budget: The Board reviewed the budget for next year. Gizelle will produce a draft next month, with Board approval scheduled for November.
 - d. The Board has received two bids to rebuild the fence.
- 7) Committee Reports
- a. Architectural Committee

- i. Approvals: 7187 Via Maria (exterior painting), 7060 Via Barranca (tree removal w/permit), and 7044 Via Barranca (tree removal, pending permit)
- ii. Houses for Sale: 7132 Via Maria, 7029 Via Serena
- iii. Houses Sold: 7217 Via Colina (\$812,500), 7046 Via Ramada (\$780,000), 104 Bernal Road (\$630,000)
- iv. Lisa to send compliance letter about an iron gate

8) Office Report

- a. Clubhouse Manager Report
 - i. No major issues at the pool
 - ii. Gate guards giving reminders about collecting and taking the trash out before the deadline as stated in the contract.
- b. Clubhouse Rental Report
 - i. Three for September, and three for October, two for November

9) Old Business

- a. Contract signed for collections

10) Meeting adjourned at 8:55 pm