

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
October 11, 2016

- 1) Call to Order – Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Melinda Doutt, Member at Large; Lisa Gasparovic, Office Manager. Also in attendance were: Jerry Pham, Homeowner, and Kevin Martinez, GreenWaste Recovery representative.
- 2) Approval of September Minutes: Motion to approve the September 2016 minutes was made by Gizelle, Rob 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.

Kevin: Stressed the importance of street sweeping, including hazardous car fluids. It is important that the Homeowner keep the area immediately in front of their home free of branches and twigs. However, removing the car from the street is the single most important duty, otherwise street sweeping is ineffective. Board action: task Lisa as a monthly duty to send out the flyer as an e-mail to remind everyone two days before the street sweeping occurs. (As an aside, tours of the GreenWaste recycling facility, which last about an hour, are available. The facility is near San Jose airport.)

Jerry: Discussed options for fence to match neighborhood. Board requires a match to existing fences to match the character of the neighborhood and ensure that nothing is visible within the backyard area.

- 4) Associate Member Representative Report
 - a. Oct 28 – Halloween Movie Night

5) Financial Report

- a. Current Account Balances:
 - i. Focus Checking - \$59,442
 - ii. Focus Reserve Account - \$50,445
- b. Budget: The Board reviewed the budget for next year. Gizelle will be producing a final budget, with Board approval scheduled for the November Board meeting.

- c. The Board has received two bids to rebuild the fence.
- d. The Board, with Lisa's help, is considering developing an Association wishlist for 2017.

6) Committee Reports

a. Architecture Committee

- i. Approvals: 7059 Via Pradera - New fence/side gate - Approved w/conditions, 7199 Via Maria - Solar – Approved, 7222 Via Bella - Wrought iron fence in front of house - Not approved
- ii. Houses for Sale: 7132 Via Maria (\$799,000), 7029 Via Serena (\$885,000), 7138 Avenida Rotella (\$729,000), 7201 Via Romera (\$775,000)
- iii. Houses Sold: None since 9/13/2016
- iv. Violation letters: Four violation letters sent this month.

7) Office Report

a. Clubhouse Manager Report

- i. Broken lights in the pool have been repaired.

b. Clubhouse Rental Report

- i. Two for October, three for November

c. Update on HOA payments outstanding (as of 10/11/2016)

- i. Number of Owners Paid to date: 273
- ii. Amount Paid to date: \$151,521
- iii. Number of Associates Paid to date: 76
- iv. Amount Paid to date: \$46,755
- v. Number of Owners Paid Late: 32
- vi. Amount of Late Fees Paid: \$1,794
- vii. Number of Owners Delinquent (as of 7/8/2016): 6
- viii. Number of Owners being sent to Collections: 2
- ix. Date Notice letter sent: 5/23/2016
- x. Date sent to Collection Agency: 7/20/2016

d. Results of Executive Session on status of collection accounts:

Executive Sessions may be held as 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.

Case 201601: No update, new account.

Case 201602: No update, new account.

Case 201603: Chapter 13 Bankruptcy filed. Payment of \$294 received from ASAP on 9/29/2016. Balance as of 10/11/2016 is \$887.

Case 201604: Received email from Homeowner requesting a copy of the invoices and statement. Forwarded email to collections followup. Balance as of 10/11/2016 is \$3311

Case 201605: Non-judicial foreclosure filed August 2016. Balance as of 10/11/2016 is \$1170.

Case 201606: In bankruptcy, paying \$50/month. Received additional payment of \$588.71 from ASAP on 7/1/2016. Balance as of 10/11/2016 is \$2271.

8) Old Business

a. None discussed.

9) New Business

a. Rules & Regulations clarification: No cars may be parked in the Alley; no commercial trucks may be parked on the property of the Homeowner.

10) Meeting adjourned at 8:55 pm.