

BOARD MEETING MINUTES  
LOS PASEOS HOMEOWNERS ASSOCIATION  
April 11, 2017

- 1) Call to Order – Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Gizelle Lamb, Treasurer; Alessandro Fasan, Member at Large; Melinda Doult, Member at Large; Judy Seps, Associate Member Representative; Lisa Gasparovic, Office Manager; and Aaron Blasdel, Teresa Petrak, Ken Marks, Rita Helfrey, Homeowners.
- 2) Approval of Minutes: A motion to approve the March 2017 minutes as amended during the meeting was made by Rob, Melinda 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.

Aaron came by to discuss the fence that he proposes to put in. In general there is a mixture of fence lines along Avenida Rotella, some closer to the sidewalk line, others fairly far away. It was observed that the area between the fence and the sidewalk isn't always taken care of. Approval was given to the proposed fence line, with as always the caveat that it doesn't violate any City of San Jose regulations.

Ken and Teresa have proposed hosting a Chess Club as a benefit for the Homeowners and Associate Members. Please note this is currently just a proposal. Requirements from Ken are: (1) copier and a generous amount of paper. (2) projector and a screen (3) no beginners, but no age limit (because this causes an unfair split of time for the instructor) (4) Bring own board (5) Cap of 20 people (6) Frequency: once a week, around an hour, 7pm (7) Cost: Setting up / cleaning up helpers, utilities for the space. This would be open to Homeowners and Associates. Suggestion, \$10 for a six week session. Action item: Lisa is going to create an article for Que Paso, run it by Ken, and see what the interest the announcement generates.

- 4) Associate Member Representative Report
  - a. In order to further improve the value of an Associate Membership, Judy proposed having two Family Nights, a Movie night each month (June, July, August, and September), an adult potluck in June (*i.e.*, no kids), and a Wine Tasting in September or October.
  
- 5) Financial Report
  - b. Current Account Balances:
    - i. Focus Checking - \$117,983
    - ii. Focus Reserve Account - \$29,064
  - c. Budget: The current budget and expenditures to date was reviewed by the Board
  
- 5) Committee Reports
  - a. Architectural Committee
    - i. Approvals: 7202 Via Maria, 7032 Via Serena, 7210 Via Romera (Roof only)
    - ii. Houses for Sale: 7083 Via Serena, 6816 Avenida Rotella, 7137 Via Colina
    - iii. Houses Sold: None
    - iv. Violation letters: 5 violation letters sent
    - v. Grandfather violations: maintain list to be established as a goal in June, encourage new homeowners to bring back into compliance. Need to maintain equal treatment to all.
  
- 6) Office Report
  - a. Clubhouse Manager Report
    - i. New policy for music, needs to be rotated every two hours.
    - ii. New freezer donated and delivered
    - iii. Projector screen has been donated.
    - iv. Five for May, two for June, one for July
    - v. Difficulties with DJ parties, alcohol – charge more automatically, charge more for security deposit, regardless of membership status. Lisa looks cost for a Security Guard.
  - b. Update on HOA payments outstanding (as of 4/11/2017)
    - i. Number of Owners Paid to date: 217
    - ii. Amount Paid to date: \$125,936
    - iii. Number of Associates Paid to date: 63
    - iv. Amount Paid to date: \$40,440
    - v. Number of Owners Paid Late: N/A
    - vi. Amount of Late Fees Paid: N/A
    - vii. Number of Owners Delinquent (as of): N/A
    - viii. Number of Owners being sent to Collections: N/A
    - ix. Date Notice letter sent: N/A
    - x. Date sent to Collection Agency: N/A

7) Old Business

- a. Los Paseo Swim Club, a club of Homeowners who wish to utilize the pool outside of published hours: currently, there are 5 people participating, 6-10 am M-F through May 26<sup>th</sup>; they can leave the pool covers off, but of course must lock up. Requirement: 18 years old, signing a wavier for there being no lifeguards on duty. "No Lifeguard On Duty" signs are on order.
- b. Need a lock on the Women's door, Lisa will get locksets for both doors so that a single key operates them.
- c. Motion: purchase a ping pong table (outdoor) not to exceed \$400. Greg motioned, Rob seconded. Motion passed.
- d.

8) New Business

- a.

9) Meeting adjourned at 9:07 pm.