

BOARD MEETING
LOS PASEOS HOMEOWNERS ASSOCIATION
March 7, 2012

The meeting was held at the home of Gizelle Lamb as the clubhouse was being used by the South San Jose Soccer Association. The meeting was called to order at 7:15 PM by President, Jeff Lemas. Those present were: Tim Nemeth, Vice President, Margo Jenks, Treasurer, Rita Helfrey, Secretary, Judy Seps Associate Member Representative, Gizelle Lamb Member at Large, Julie Jackson, Adrienne Braddock and Roseryn Bhudjaroura.

MINUTES

A motion to accept the minutes for the January meeting was made by Gizelle and seconded by Jeff. This motion passed. The president instructed the Secretary to prepare the minutes for the February, 2012 meeting noting that no meeting was held.

OPEN FORUM

Adrienne Braddock representing Southside Community Center addressed the Board with information regarding services currently being offered various age groups at the Center. This includes a Senior Program of exercise and morning classes, ongoing lunchtime meals and activities; upcoming sports league, Spring Break Day Camp, New classes beginning in April in Arts and Crafts , Dance, Health and Fitness; Early Childhood Recreation, Phonics and Pre-Reading; and an after school program of enrichment offered for school age children. Contact www.sanjoseca.gov/prns for more information or call 629-3336.

Julie Jackson from the Los Paseos Swim Team reported to the Board that: She will be representing LPAC and attending each future LPHOA Board meeting during the 2012 season; Scott Jackson will be the new head coach, while Ryan Hussey, Rachele Olsen and Rachel Sandberg are Assistant Coaches; 150 swimmers ages 5-18 within a 5 mile radius of the club will fill out the 2012 roster; there will be 4 home meets plus time trials; practice begins week of April 30.

Roseryn Bhudjaroura, representing Council Ash Kalra's office presented information on: Upcoming community events in our District; The Great American Clean Up Day March 17, and Spring Fest and Easter Egg Hunt March 31; the exciting news that San Jose Family Camp is open for this year; work has slowed down on the bridge crossing over Monterey Highway at Blossom Hill Road and the \$2 million dollar shortfall of the San Jose Pension fund. Information about these, as well as past events is reported in the Councilman's Newsletter which can be obtained by emailing: stacie.shih@sanjoseca.gov

FINANCIAL REPORT

Wells Fargo Business Checking \$3,919.72
Wells Fargo Market Rate Savings (Overdraft Protection Account) \$3,967.00
Wells Fargo Business High Yield Savings \$96,160.32
Waddell and Reed (Reserve) Account \$88,657.77

Margo reported:

That the check register for the past month was not available, but she said she would have it by next Tuesday at the Clubhouse Manager Interviews;
There are lots of 2012 Homeowners dues in at this time;
Due to a glitch, 20 homeowners did not receive their March 15 dues notice, and these will have a later due date;
There are 8 open 2011 accounts, some are in foreclosure, some have liens, some liens need to be filed.
There are two scheduled rentals for this month, one for March 31st was cancelled;
bids have been received for cosmetic upgrades for the bathrooms which would include interior painting, refacing counters, repairing stalls, and floor. (No bids were given to board and no vote was taken on these items.)

Needed items are: two signs for the pool, one saying "Pool Occupancy 75 persons" (Large pool), the other saying "Pool Occupancy 50" (Baby pool); a swim platform to be used during swim lessons.

A discussion was held, regarding adding Individual and/or Private swim lessons to be given by LPHOA hired swim instructors during regularly scheduled lessons. All swim lessons at this time are group lessons. No vote was taken on this item.

A discussion was held regarding our collection agency, ASAP's, policy of billing the homeowner an additional "late fee" if their account goes to foreclosure, which saves LPHOA from having to pay ASAP a fee to collect accounts. It was suggested that since we can file a lien ourselves, we might look at our options for collections outside of hiring the collection agency ASAP to do it for us. No one volunteered to look into this;

OLD BUSINESS

BOARD MEMBERS ROLES AND RESPONSIBILITIES

A statement from the President was made on past practices by the Board. He stated that the way the Board has worked in the past wasn't working and that changes needed to be made in his opinion. It was mentioned that Margo will be in charge of pool reservations.

NEW BUSINESS

ARCHITECTURAL COMMITTEE

A vote was taken and unanimous agreement was made to accept Mike Jenks as Architectural Committee Chairperson. A review was made of the duties of this committee, which includes meeting monthly the Thursday before the scheduled board meeting, reporting monthly to the board, and sending/or having sent, Notification of Violation letters and/or follow up letters when necessary.

BOARD COMMUNICATION AND VOTE VIA EMAIL

This item was not discussed

TEAMWORK

The President stated that the goal of the new structuring was to adopt a better management system with improved accountability that would benefit homeowners while keeping costs under control.

A discussion was held regarding future rental spaces for pool parties. Five designated areas were recommended: 1. The 4 tables by the Kiddie Pool (non-reservation area); 2 & 3. Two grass areas accommodating 50 people in each area; 4. Pool area; 5. Barbecue area (50 persons maximum per party). Discussion was also held regarding requiring a \$25.00 trash deposit for parties. No vote was taken on this item.

It was suggested that we purchase: 2" Easy-Up" shades to be used to designate each grass area; acquire 20-40 more chairs for the Kiddie Pool and purchase two more tables with umbrellas.

Lifeguard applications have been received and employment interviews will be conducted by Jeff and Margo. To help facilitate the interview process and give background information, Rita presented Jeff the current Los Paseos Job Description for Lifeguards and detailed information from the Red Cross on best practices for lifeguards.

The meeting was adjourned at 8:55PM.

Respectfully submitted,
Rita Helfrey, Secretary