

Board Meeting
Los Paseos Association
May 7, 2013

The meeting was called to order at 7:09PM by Vice President Tim Nemeth. Others in attendance were: Gizelle Lamb, Treasurer, Rita Helfrey, Member-at-large Judy Seps, Associate Members Representative, Sarah Barber, Clubhouse Manager, Ash Kalra, Jaime Ruiz, Patty Treshalashi and Brighton Kesslin. The Secretary, Guy Berry arrived after the meeting was in progress.

Ash Kalra gave a report on upcoming events in our District including the 5th Annual Health Fair June 15 hosted by Councilmember Kalra and co-sponsored by Kaiser Permanente and the Pacific Coast Farmer's Market Association. This event will include live entertainment and children's activities. Many activities are scheduled for May including the Asian American Heritage Festival on May 25. Information is available online at www.sjdistrict2.com

Jaime Ruiz from the city's Parks and Recreation Department was also present. In a previous email he had notified the LPHOA that funding had been appropriated by the City of San Jose to fully fund the replacement of the fence between our lawn area and the city tennis court. He asked for a starting date. The project will be carried out by a city approved vendor, whose insurance was said to be on file with the city. The fence will have double poles and a green wind screen, not privacy slots. Wind screens typically last 5-8 years, at which time, the city will replace it. The city will demo the ivy and will want to walk away with some assurance that the ivy will not be replaced. They also need a signed Letter of Entry.

There are reports of trees down on the Paseo as a result of recent high winds. It was stated that the Paseo is still regarded as Parks property and that department should be notified to remove the downed trees.

Some discussion was held regarding development projects for two local sites: the Hitachi property and I Star which is located at Hwy. 85 and Great Oaks. Hitachi has 5 developers working on plans for their site, now referred to as Village Oaks. Tentative plans may include construction of a Target, Safeway, 6-8 restaurants, and a combination of single family dwellings and/or apartments with access to the Cal Train passenger pick-up platform on Monterey Highway. The I Star project is considering a Costco, but a zoning clearance is also being sought for homes.

A request for inspection by the City Arborist can be made by any homeowner who has questions regarding tree/sidewalk issues in their parking strip.

OPEN FORUM

Brighton Kesslin reported on his Eagle Scout Horseshoe Pit Project which had to be enlarged to accommodate adult players. The finished pit took 15-20 people 7 hours to complete. Cost for supplies was \$550.00 with an \$80.00 delivery charge to Loews.

A renter related sewer plumbing problems that involved off property city sewage lines in front of their house and wanted to know who to contact

LOS PASEOS AQUATIC CLUB

Julie Jackson reported that of the current 150 members, 83 are associate members and 29 are members and 29 are new swimmers. She also reported researched information regarding replacing the back stroke poles at a cost of \$4,000.00. Because of the high cost, replacement will be postponed until next year.

MINUTES

Guy moved and Rita seconded that the April minutes be approved as written. This motion carried.

FINANCIAL REPORT-Gizelle Lamb, Treasurer

Current Account Balances:

Wells Fargo Business Checking -\$14,584.43

Wells Fargo Business High Yield Savings -\$80,224.30

Waddell and Reed -\$88,690.77

A profit and Loss Detail was included in this month's report showing: 29 homeowners are currently delinquent in the 2013 dues and a \$41.00 late fee will be added to their dues; a bad debt expense totaling \$1,190.00 was incurred for 7232 Via Colina and \$1,150.00 was paid for a new pool pump. Late slips have been sent out. There are two Associate Member slots open.

Gizelle made a motion and Guy seconded it that clubhouse rentals be opened up to non homeowners on a case by case basis, primarily to wedding planners and to advertise on Craig's list. *Gizelle will create a pricing schedule to submit to the board at the June meeting.*

Weight Watchers has one meeting scheduled in May. They are consolidating several meeting sites into one at Oakridge and will no longer be using our facility for their weekly meetings.

COMMITTEE REPORTS

ARCHITECTURAL

Request for a 6ft. tall redwood fence was declined. More design information is needed. 21 violation letters were sent out. A camera for this committee has been purchased to help with requests for improvements.

A phone call was received from Mr. Furman's attorney regarding gutter and property line encroachment issues, and fines imposed because he has not conformed to LPHOA requests to reinstate gate to proper height and removal of gutters from neighbors property. LPHOA is not liable for his lawyer's fees which he is demanding. Sarah has pictures on file of the gate and fence.. *Guy and Gizelle have offered to meet with the lawyer in front of this property to resolve this issue. Sarah will contact the lawyer to relay this information.*

One house at 7026 Via Pradera has sold. Three houses are for sale.

OFFICE REPORT

There are two clubhouse rentals scheduled for June and one for July.

Collections: There are 29 unpaid 2013 members.

Consideration will be given to switching banks from Wells Fargo to Chase because of recent fraudulent activity involving our checking account.

Sarah will draft a letter to homeowners informing them that the LPHOA will be requesting a one time security deposit of \$250.00 from all homeowners who are renting their homes and assigning pool privileges to their renters.

Sarah will be out of the office Monday, May 13 to Saturday, May 18. Rita will answer office calls during that timeframe.

NEW BUSINESS

Clubhouse paint colors:

Gizelle pointed out the difference between the exterior paint completed last year and existing portions of walls that have become exposed due to termite repairs. Rita moved and Guy seconded that exposed exterior walls be painted to match last year's exterior wall choices.

Mother's Day Pool Event Cool drinks and/or a snack will be provided to mother's at the pool this Sunday.

OLD BUSINESS

6 new tables have been purchased and placed in the upper barbecue area.

ADJOURNMENT The meeting was adjourned to Executive Session at 10:10PM

Minutes prepared by Rita Helfrey, Member at Large