

BOARD MEETING
LOS PASEOS HOMEOWNERS ASSOCIATION
July 10, 2012

The meeting was called to order at 7:05PM by Vice President Tim Nemeth in the delayed arrival of President Jeff Lemas. Others in attendance were: Rita Helfrey, Secretary, Margo Jenks, Treasurer, Gizelle Lamb, Member at Large, Judy Seps, Associate Members Representative, Mike Jenks, Architectural Committee Chairman, Scott Jackson Los Paseos Aquatic Club Representative and Carolyn (homeowner).

OPEN FORUM

A homeowner reported that two days ago she sighted a motor cyclist drive down Via Barranca then continue over the curb and onto the Paseo. She was assured that this dangerous behavior is unacceptable.

APPROVAL OF MINUTES

The President moved and Gizelle seconded a motion that the May and June minutes be approved as written. This motion passed unanimously.

FINANCIAL REPORT

Wells Fargo Business Checking \$19,494.09
Well Fargo Business Market Rate Savings \$3,968.32
Wells Fargo Business High Yield Savings \$151,269.57
Waddell and Reed \$88,657.77

COMMITTEE REPORTS

Architectural

No new applications for approval were received. One house on Via Romera was sold. Mike Jenks, Committee Chairman, notified the board that he would be stepping down from heading this committee after a couple of matters are resolved that are current issues before the committee. A new homeowner who has expressed an interest in becoming involved was mentioned as a possible replacement.

Office Report

While the Year to Date Budget Presentation papers were being printed on the office printer*, board members were invited outside to observe the grass area next to the boy's bathroom which had been completely redone by Mike Jenks. The renovation project included removing the old grass and prepping the soil for accepting new sod. Mike said that he obtained the use of a truck from his work. The Scott Jackson family voluntarily joined him in completing work that had to be done. The Board inspected the basketball area chain link fence, overgrown ivy and supporting gate posts, locked gate, cement court and sand court. Several suggestions were offered as possible upgrades and or uses of these areas, but action was deferred pending review of the year to date budget report.

*This report was not given because information was not retrievable from the office computer using the office printer. *It is to be emailed to Board members.*

Margo reported that information is being entered into a data base which can be used in an automated system by the gate guards for checking in members at the pool. No action was taken on this possibility.

The advisability of selling water wings was discussed.

A discussion was held regarding clubhouse rentals to non-members and subsequent violation of rules by their guests while using the facilities. Board members agreed to include a fee for providing a Security Guard in the cost of renting the clubhouse which would raise the rental fee from \$400 to \$500 for non-members. It was also agreed to limit the use of bounce houses to rentals by homeowners or Associate members only.

A request was made to bring a personal barbecue. This request was denied as barbecue pits are provided and personal barbecues were thought to be too dangerous.

It was noted that there are new families in the neighborhood who are interested in becoming active members.

Two non profit groups that use the clubhouse for meetings are the South San Jose Soccer League and the Girl Scouts who annually plant flowers in the front entry flower beds.

Collections

Six homeowners are reported to be in arrears for 2012, approximately \$2,244.00.

Budget Items

As a result of the walk around, repair, resurfacing, and or redesignation of the basketball and volleyball courts were noted as budget items to be considered in the future.

Income from Weight Watchers weekly rental was disclosed to be approximately \$500/month.

OLD BUSINESS

No follow-up letter was sent to the homeowner on Via Serena regarding his renter inappropriately disposing of hazardous material, however, the President said that he had had a conversation with the homeowner and made him aware of the dangers and consequences of this practice.

NEW BUSINESS

Margo designed and distributed a map of the 5 designated areas for Pool Party Reservations. This colorful map has been posted on the web site. It is included with pool party requests, and a flyer will also be included in the next issue of the Que Paso. *An enlarged version will be put on display in the clubhouse window and signs will be posted identifying each of the 5 areas.*

Community Complaints

Three separate letters of complaint were provided to the Board regarding inappropriate and unsafe behavior at the pool observed on separate occasions by different homeowners. Two particular families who frequent the pool and/or send their children to the pool, unaccompanied, have been observed using foul language, slapping their children, and verbally intimidating lifeguards or other homeowners using the facilities. Observations were made of inappropriate language and bullying tactics by the children from these families directed toward other children as well. One older child/relative was ejected from the premises for his conduct.

After discussion, the board decided that a sequence of steps be instituted against such misconduct. Specifically, first, a verbal warning will be given, secondly, a written letter will be sent to the homeowner's residence citing the inappropriate behavior, and, finally, swim privileges will be denied to the person or persons if inappropriate behaviors continue. *Referral to the Los Paseos Association bylaws governing the imposition of monetary fines will be made to establish further means of correction.*

Life Guards

The desire for a Lifeguard safety training for all employed lifeguards was made in response to a recent 911 call that had to be made for a guest who fainted while on deck. The guest chose not to

accompany the paramedics and the particulars of this incident are on file with the Head Lifeguard's written report. *Margo is in charge of setting up that safety training.*

The possibility of offering a Life Guard refresher course was expressed but no definite plans were made in this regard. It was noted that Red Cross Certifications are only viable for two years.

Gate Guards

There was a matter of a homeowner requesting their deposit check back from a gate guard after the homeowner expressed displeasure at the reserved area they had to occupy. Margo looked into this matter after her return from vacation and reported that it was resolved. A discussion was held regarding the safe handling of checks or cash by the gate guards. *Margo suggested that the adoption of a daily cash out system for deposits, snack sales or guest admissions should be instituted for safekeeping of money received and to prevent gate guards from having to deal with this particular type of issue in the future.*

Margo reported that she gave \$20 gift cards to two gate guards, Mattie Dout and Ben Jackson.. She felt they were worthy recipients because of their outstanding responsibility to duty while working.

Swim Lessons

Members have asked if swim lessons could be offered in the evenings so parents could accompany their young children after work. Since the pool often clears out by 5:00 pm., offering lessons between 6-8pm would give the lifeguards a chance to get more hours if they can teach swim lessons in the evening. One lane for swim lessons could be blocked off leaving the rest of the pool available for Family Swim. It would also give staff a chance to get more hours (a complaint).

Que Paso

Articles to mention in the upcoming newsletter:

1. In an effort to accommodate working parents, swim lessons will be offered M-Th. evenings between 6-8 PM. Applications can be picked up during pool hours at the clubhouse.
2. The Cancer Society has been called to pick up the couch that someone dumped in our dumpster last month. They will take it for free if it is in good condition. They are scheduled to come out on July 18th.

Upcoming Events

Gizelle presented information from Avista, an outdoor Movie Rental Service offering screens and projectors for rent for outdoor movies to be shown to neighborhood audiences.

Jeff moved and Judy seconded a motion to appropriate the sum of \$650.00 for future LPHOA sponsored Movie Nights. This motion carried. Judy volunteered to create a flyer to notify homeowners of this upcoming Family Fun Night. Suggested movie is We Bought a Zoo. Plans to offer drinks and popcorn for sale were also made. *Gizelle will be in charge of contacting Avista and making arrangements for the first movie night on August 18.*

Respectfully submitted,
Rita Helfrey, Secretary