

BOARD MEETING MINUTES
of the LOS PASEOS ASSOCIATION

February 3, 2009

The meeting was called to order by President Chris Roberts. Other Board Members present were: Vice President, Tim Nemeth, Treasurer, Diane McGeachy, Secretary, Rita Helfrey, Member at Large, Jim Kinker, Associate Member Representative, Judy Seps and Clubhouse Manager, Sarah Barber. In addition, the following persons attended: Richard and Susan Reizner, Kathy Carroll, Nancy Keslin, Robert DeMong and Rosemary Alvarez.

Open Forum

Richard Reizner readdressed the board with a his concern about a visit he had by a City Code Enforcement Inspector. In January he asked the Board for permission to use the homeowner's newsletter, the Que Paso to announce a meeting for the purpose of determining how many homeowners had similar inspections. At that time, his request was denied but two suggestions were given. One, to take out an ad at his own expense or, two, use a viable email chain alternative.

At this time he expressed his frustration over not being allowed to use the Que Paso to help him determine the number of homeowners who had inspections by a City Code Enforcement Inspector. The President reiterated the board's position on this matter which has been stated that the Que Paso could not be used for this type of announcement.

Approval of January Minutes

Chris moved and Diane seconded to approve the January minutes with one correction and one addition. This motion passed unanimously.

LPAC

Nancy Keslin, President of the Los Paseos Aquatic Club questioned the board about it's intention to increase the pool use fee for the 2009 season from \$4,000.00 to \$4,500.00. It was explained that due to an increase in operating costs, maintenance expenses, and in light of the current depressed economic climate, the board felt it prudent to not only raise homeowner's fees but LPAC fees as well. Additionally, Ms. Keslin reported that open registration for the team is April 4th.

Financial Report

Checking - \$ 5,824.68

Business Savings - \$ 7,987.42

Waddell and Reed . \$ 56,127.01

A check register for the month of January was included in the Treasurer's report.

Diane moved and Chris seconded to increase the LPAC pool use fees by \$500.00 to \$4,500.00. The motion was approved.

It was noted that the ECHO (magazine) recommends that the Treasurer reconcile the association bank account once a quarter.

Committee Reports

Architectural Committee -There was no meeting in January. A discussion was held about the following:

110 Bernal - a tree house swing was noted on the spread sheet as a violation;

112 Bernal - color trim choices were checked with the approved color pallet and found to coincide. Diane moved to approve the color choices that are already en situ.

7099 Via Ramada-This (rental) property is seeking to replace a fence. Chris moved and Jim seconded to approve the replacement fence with the notation that the original height must be kept.

Two houses sold in the last month. A \$500.00 check is on it's way.

Office Report

There were three clubhouse rentals in the last week and a half.

A request was received by a homeowner interested in using the clubhouse every Sunday from 8AM - 1PM for church. They are a non-profit. The homeowner was wondering if we would consider renting the clubhouse for the \$50 rate for each Sunday.

A discussion was held and it was noted that this request conflicts with our present rental agreement contract.

Chris moved and Diane seconded a motion to deny this request. This motion passed unanimously. The clubhouse can be offered under a standard rental agreement (noon to noon).

Clubhouse Manager Report

Sarah reported that an announcement will go out tomorrow in the newsletter and by email for Life Guards and Gate Guards for the current season. She also reported the need for a new chair rack (a wheel fell off) and a round table rack, which costs \$348-\$365.00. Jim looked at the broken wheel and thought he could reweld it.

Jim also mentioned that he had replaced the window in the clubhouse that had been broken at Christmas time. He noticed that the glass that he was replacing was not safety glass, even though window seats are in front of the windows. He questioned why the windows were not fitted with safety glass three years ago during the remodel. During the remodel, the couches were replaced by the present window seats, and trim around the windows was added. Jim suggested that safety film can be added to the existing windows.

Robert DeMong mentioned that he had noticed the front of the clubhouse was very dark at night and as a deterrent to repeat vandalism, he offered to install motion sensor lighting to the front of the clubhouse with 15 watt dusk to dawn bulbs.

Old Business

Fix It List Update-Deferred to the Executive Meeting

Chris researched the Cap Grant Cycle 23 offered by the City of San Jose. It was discussed and determined that we do not qualify at this time for this \$500.00 grant.

Reserve Study-It was noted that according to the language in the Davis Sterling Act ("every three years a HOA should cause to be conducted"), we can do this study on our own and do not have to incur the \$1,858.00 cost we paid to Applied Reserve Analysis for our last study in September 2006. A product is available called *Association Reserves* for \$349.00 which is a program designed for HOA's to complete their own reserve studies. A list of items included in the reserve study and corresponding replacement dates was made available. Items scheduled for replacement this year are: Asphalt repairs and sealing, arbor painting, office computer, vertical blind replacement and painting/replacing wooden

signs.

Sarah will ask the bookkeeper if she can do the standard appreciation mentioned in the Davis Sterling Act pertaining to Reserve Studies.

Quick Books Class Request-Tim moved and Diane seconded a motion to spend \$249.95 for a Quick Book Tutorial Program to be used by the Clubhouse Manager. This motion passed unanimously.

New Business

Clubhouse Energy Conservation - Recent high expenditures to PG&E for gas and electricity have been noted. *Sarah will pull a history of our PG&E usage from past bills so energy usage can be examined.*

Meeting With New District 2 Councilman-It was suggested that a meeting with District 2 Councilman, Ash Kalra be set up so that homeowners can express local concerns.

Pool Schedule-The Clubhouse Manager presented a Pool Schedule for this season. After a discussion including Morgan Hill School District school closure and opening dates, cost-cutting changes were suggested as follows: From June 6-August 16, pool hours will be from 12-6PM. From August 17 to September 11, pool hours will be from 2-6PM. It was suggested that cutting down on the hours that the pool is open when the MHSD schools are in session will result in substantial savings of wages paid out. A member wants to use the basketball court during the winter when the pool is not in use. This would require access to the locked gate.

Adjournment-9:10PM