

**BOARD MEETING**  
**of the LOS PASEOS ASSOCIATION**

**March 3, 2009**

The meeting was called to order by President Chris Roberts. Other Board members present were: Vice President Tim Nemeth, Diane McGeachy, Treasurer, Rita Helfrey, Secretary, Member at Large, Jim Kinker, Associate Member Representative, Judy Seps and Clubhouse Manager, Sarah Barber. In addition, the following persons attended:  
Richard Cory, Kathy Carroll, Francisco Cruz and Evan Jones.

**OPEN FORUM**

Richard Cory, homeowner on Via Barranca said that he was contemplating painting his home but felt the current color choices were too limiting. He would like the Architectural Committee to consider revising the current acceptable palate of colors to include more color choices.

The motion to approve the February minutes as written was made by the President and seconded by the Vice President. This motion carried unanimously.

**LPAC Contract** - A contract for the 2009 Los Paseos Aquatic Club season was presented to the board for review.

**Financial Report**

Checking - \$ 8,027.79

Business Savings - \$ 27,987.42

Waddell and Reed – \$ 56,127.01

A check register for the month of February was included. Some of the 2009 dues @ \$353.42 have come in. There are currently 75 Associate memberships with dues of \$503.76.

Diane moved and Chris seconded a motion not to renew the current board subscriptions to ECHO magazine as of April 1, 2009, and to rely on the Davis Sterling website as our source of current news regarding homeowner associations instead. This motion passed unanimously.

**Committee Reports**

Architectural Committee

A homeowner notified the board that he was cited by the City of San Jose for not having a permit for his patio overhang in the amount of \$2,200-\$2,300.00. Additionally, he was requested by the city to affix the overhang to his wall with two inch "L" bolts. He requested approval from the board to do this. A motion was made for approval by Diane and seconded by Jim, and the motion passed unanimously.

A discussion ensued as to why the city would be giving citations of this type when structures have been in existence for many years. Possible suggestions were that the City could be seeking to draw in additional revenues by using Google sky cameras to locate structures not visible from the street and then to issue citations for those that were put up without permits. In some cases structures have been up since, or shortly after, the home was built and it is regrettable that citations are being issued now, 40 years later!

## Office Report

Eight homeowners are in collections with ASAP, our collection service. Of these, three homes are in foreclosure.

There were no clubhouse rentals in March or April, but there are 4 rentals scheduled for May.

Sarah has been successfully using the recently purchased software program for Quickbooks to go over our books. This resulted in a savings to the association in that we did not require the services of a bookkeeper. Sarah will gather information for our taxes, which will be prepared, as usual, by Levy Erlinger.

## Old Business

Butch Harris, a representative from PG&E, came out to perform an energy audit. His report with four recommendations to “go green” will be on file. Energy efficient opportunities would include switching out all incandescent light bulbs to CFLs and to replace the T12 lamps with **magnetic** ballasts to T8 lamps with **electronic** ballasts in the office area; installation of occupancy sensors in rooms where they don't exist; and window film on the clubhouse windows facing the street. Pentagon, our landscaping service comes every Friday. The cost for this service is \$795.00 a month. A report showing water bills back to 2205 was presented. A question was raised as to needing the sprinklers on during the winter and especially during the rainy season. *Sarah will ask that the sprinklers be turned off during the rainy season.*

Tim reported that he is still working on a meeting with new District 2 Councilman, Ash Kalra.

Sarah presented three brochures for needed clubhouse equipment. Table racks from Competitive Edge Products cost \$132.00 and we will need two. Chris moved and Rita seconded that \$350.00 be spent to buy two table racks. This amount includes taxes and shipping costs.

Jim Kinker repaired the chair rack with new wheels since the last meeting and will submit a receipt to be reimbursed for this expense.

A Reserve Study sheet was presented with scheduled items to be replaced. Cathy Carroll had previously volunteered to measure our windows dimension for coverings.

## New Business

An estimate for \$864.00 was submitted from The Tintworks to install safety film on 12 clubhouse window panels facing the street. *Sarah was asked to obtain two more bids for this service.*

Sarah noted new pool equipment that is needed and submitted the following information: Umbrellas from online My Store cost \$49.00 for the 7 ½' size, we would need 5. Commercial chaise lounges from Dr.Strap cost between \$128.00-\$140.00.

We need two. *Sarah was asked to compare Costco's prices for chaise lounges.*

The meeting was adjourned at 8:18 P.M.