

Board Meeting Minutes

Of the Los Paseos Association

April 7, 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 were in attendance: Richard and Susan Reizner, Martin Kwende, Barry Hanks, Kathy Carroll, Robert DeMong, Jim Rodenborn, Jenn Holst, and Rosemary Alvarez.

Dick Reizner presented and read to the board a letter which he authored, and was signed by ten neighbors. The letter, described their success in exposing unjust procedures that the Code Enforcement Department Officers, City of San Jose had used in attacking members of the Los Paseos Community. These procedures were found to not be in accordance with city policy and the city has instructed those officers responsible to suspend further enforcement action on the Compliance Orders concerning our patio covers and similar structures. Support in this matter was received from City Council Member Ash Kalra, his staff, KGO-TV's "7 On Your Side" and The Mercury News Action Line. Sentiment was expressed that these homeowners felt that the board was not supportive in their efforts causing a delay in notices being sent out, which then resulted in some homeowners paying the unjust fees that the City later declared nonrefundable. *This letter expresses the sentiments of Mr. Reizner and does not reflect the views of the LPHOA Board.*

A map of the Los Paseos Community was presented to the board by Jenn Holst. The map shows the area divided into parcels. It was thought that this visual aid would be helpful in determining the locations of properties as needed. Mrs. Holst further reported that there are 70 homes listed in the 95139 zip code area, Pending sales are way up, Federal stimulus funds are supposed to help homeowners stay in their homes, and there may be more Real Estate Owned properties in May and June.

Chris moved to approve the March minutes. Diane seconded. The minutes were unanimously accepted as written.

Diane moved to approve the Los Paseos Aquatic Club's 2009 Contract. Chris seconded this motion and it was unanimously approved.

FINANCIAL REPORT:

1. Checking Account: \$15,311.85
2. Business Savings: \$87,949.58
3. Waddell and Reed: \$56,127.01

Treasurer, Diane McGeachy presented the above bank statement figures as well as a written monthly check register report.

COMMITTEE REPORTS:

ARCHITECTURAL: Minutes from the March 26, meeting were submitted which state: *The committee reviewed the LPHOA approved color palate for house paint. It was decided to keep the original swatches and add new Behr colors (Home Depot Brand)

to help update the selection for a wider variety.

*Que Paso: Reminder to add Crime Corner Report newsletter.

*It was brought up to adopt an area of the park near the clubhouse/tennis courts since it seems to get very little maintenance from the city, but to contact the city before bringing it up to the board.

OFFICE REPORT:

Sarah Barber, Clubhouse Manager, reported that eight or nine associate members have not been heard from, which could result in their memberships being up for grabs. One house was sold this month at, 6816 Avenida Rotella, and several "Demand" letters have been received. A discussion was held about increasing the cost that we are currently asking for processing a "Demand" letter.

Sarah continued to report that five clubhouse rentals are scheduled in May and there is a Special Election on May 19. She distributed printed copies of her planned vacation schedule to the board for the 2009 season.

OLD BUSINESS

PG&E Bills: President, Chris Roberts reported on his findings regarding PG&E bills. In reviewing the bills he noted a spike in usage during the months of January /February which he suspected may be due to a poor pool filtration system. He further reported that during November/December the covers on the filters were not running, so they were removed and the water was kept clean. He suggested cutting back time on running the pool filter. *It was suggested to ask Leslie (pool company) how long the pumps are needed to be moving given our pool dimensions of 25yds.x 15 yds.*

VISIT BY CITY COUNCILMAN: Vice President, Tim Nemeth, reported that he was told that newly elected Councilman, Ash Kalra, is not be available to attend a meeting at the LPHOA Clubhouse. He will only be holding meetings at the Edenvale Library. It was noted that he is the only Council person since 1975 who has refused to accept an invitation by our Association to come meet with homeowners. All other council members have graciously met with LPHOA homeowners many times over the years.

POOL COVERS: Sara submitted a printed copy of a bid for a new pool cover from Lincoln Commercial Pool Equipment. The quote is for two new weighted panels consisting of 2,526 units @ \$1.50/unit = \$3,789.00 plus \$225.00 freight charges for a total cost of \$4092.12. It was noted that the 2009 price per unit cost will increase to \$1.65/unit. The pool opens May 2 and the cover can be delivered in time if it is ordered right away.

Sarah is to ask about a warranty for this product. Board members will vote by email depending upon information regarding the warranty. This vote is provided for in Corp.Code 7211(b) Board action without a meeting.

WINDOW TINTING: A new estimate from Llumar was presented for tinting the clubhouse front 12 windows. This bid is for \$567.00. A previous bid from Tintworks was for \$864.00.

Sara is to inquire if the Llumar bid has a warranty to accompany this job.

BLINDS: It was suggested that Sarah check at Costco and/or Home Depot for blinds.

POOL EQUIPMENT NEEDED: No decision was made on purchasing replacement lounge chairs.

NEW BUSINESS:

1. An associate member is waiting to pay the 2009 membership dues because of uncertain employment of the head of house. There are 63 names on the Associate Membership waiting list. Chris moved and Diane seconded a motion to offer a prorated membership contingent upon someone else purchasing the remainder of the 2009 membership should this family find it necessary to back out of their membership. This motion passed unanimously.

2. A handout was made available by the Treasurer regarding a training DVD for lifeguards that costs \$79.95. The DVD is thought to help ensure that lifeguards meet the challenges of staying alert and prepared while on the job. April 19 is Training Day for the 2009 Lifeguard staff. Chris moved and Rita seconded that the DVD Lifeguard Vigilance Training be purchased and shown on Training Day. The motion passed.

LANDSCAPE: Sarah presented a 6 page contract between LPHOA and Coast Landscape Management, Inc., dated March 13, 2009. Services are for \$700.00 a month. The old contract expires on May 15 and costs \$795.00 a month. Diane

moved and Tim seconded that the old contract be terminated on May 15 at which time we switch to Coast Landscape. This motion passed unanimously.

ADOPT-A-PARK A two-page hand out was distributed from the City of San Jose with information from its Park and Recreation & Neighborhood Services Department highlighting a program entitled Adopt-a-Park- Adopt-a-Trail. The mission of this program is to protect and enhance San Jose's neighborhood parks, open spaces and trails. They recruit and train residents to assist in the general care and maintenance of neighborhood parks, trails and other parkland on City property and to also educate the public about creating and preserving clean and safe parks and trails for everyone. It was noted that there are areas around the Los Paseos community that the City has ceased to maintain on a regular basis; specifically, the rose bushes at the entrance to the development at Via del Oro Island and Avenida Rotella have been trimmed for years by one local resident and ex-board member, Cheryse Triano. There are places around the tennis courts that are not being maintained, and also another area behind the apartments, also near the tennis courts.

POOL MAINTENANCE: Our current pool service is with Jerry Bozzo for \$450.00/off season and approximately \$700/a month seasonally.

SUMMER HIRING PROGRESS: Sarah reported that hiring for the 2009 Lifeguard and Gateguard staff has been completed. 11 lifeguards have been hired. Of that number, 3 are returning guards from the 2008 season. Pat McGeachy has been selected to be the Head Life Guard. 8 gate guards were hired. There were no returning gate guards. The pay scale remains the same.

ADJOURNMENT: 9:00PM