

**Board Meeting**  
**Los Paseos Homeowners Association**  
**February 2, 2010**

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; Carole Stuart, Member at Large; and Clubhouse Manager Sarah Barber. In addition, the following persons were in attendance: Kathy Carroll, and Anthony Drummond, representing Councilman Ash Kalra's office.

**Open Forum:**

In answer to the question that Rita had asked last month regarding the criteria used for requesting an item to be put on the agenda, Chris reported that he could not locate any written criteria. He additionally reported that in order to call an Executive Meeting there must be a concurrence by another board member.

Due to a misunderstanding as to who was to draft a letter, a letter was not sent to a homeowner stating that the board had received their letter expressing concerns over the 2010 budget. Rita is to send an apology email to this homeowner since the letter was received in December but has not been acknowledged to date.

A discussion was held regarding the correct usage of Roberts Rules of Order, specifically the impartiality of the President while conducting meetings.

Carole reported that she has been volunteering at the new library and that it is gorgeous and impressive. She encouraged all to join Friends of the Library, whose first meeting will be February 16.

Mr. Drummond reported on several events and topics concerning our district which were: \*The opening of the Santa Teresa Library this Saturday, February 6 from 11AM-1PM. He encouraged all to attend; \*The first community meeting at the library regarding the proposed High Speed Rail linkup between San Jose and Merced and its impact on the Monterey Highway corridor, February 8 from 7-9 PM; \*The Quarterly District 2 Community Meeting February 27, also to be held at the new library, at which plans for the Los Paseos Youth Center's future funding and staffing will be discussed.

A lengthy discussion was held regarding the lack of sensitivity felt by the Los Paseos community in the City's handling of the administration of the Los Paseos Youth and Family Center located adjacent to the Los Paseos Elementary School. Concerns centered around the lack of community notification and input regarding its future usage, funding, and management as noted by a preliminary study conducted by the city. Specific language in this study noted that plans for the facility "became available on July 1, 2010", which indicates that plans have been finalized not only without community input but also without notification to the Principals of Los Paseos Elementary School, Martin Murphy, the Morgan Hill School District, as well as affected homeowners and residents. Mr. Drummond said that Councilman Kalra would be advised of our concerns and he would be asked to take them to the City Manager, Debra Figone on our behalf. It was stated that Rudy Navarro, Youth Center Manager is to write a report that will go to the City Manager as well. The board offered the use of the clubhouse to meet with interested neighbors regarding this topic.

**Los Paseos Aquatic Club**

The 2010 Swim Team contract was presented and specific mention by the board was made concerning use of poolside furniture during swim meets and the Overnighter. Changes to the contract were recommended prior to signatures at the next meeting.

**Financial Report**

Wells Fargo Checking-\$7,861.94

Wells Fargo Business Savings-\$27,639.69

Waddell and Reed Reserve Account-\$66,632.10

A check register for the month of January was included indicating that county property taxes in the amount of \$2,898.46 were paid as well as \$483.83 to Great Oaks Water Company. A discussion was held as to the reasons for the unusually high winter water bill.

*Sarah was asked to check for a possible sprinkler head water leak, since the sprinklers have been turn off..*

### **Committee Reports**

Architectural Committee Two approvals were given; one for a tree removal on Via Pradera and one for painting a house with trim on Via Bella. Homes at 7119 Via Romera and 6828 Avenida Rotella have sold. Two homes are up for sale, 7077 Via Ramada and 7121 Via Colina, while the house at 6902 Avenida Rotella is pending.

### **Office Report**

Clubhouse Manager Report Sarah reported that the exit door is not closing properly. *She will ask the handyman to look at it and she will report his findings at the next meeting.*

During the meeting, it was noticed that the dishwasher was leaking water out of the front. Diane surmised that it was probably caused by liquid dish soap being used in it instead of powdered dish washing detergent.

### **Old Business**

Termite Bids Several termite company's bids were available for comparison. A discussion was held regarding the walk about with Chad from Clark Pest Control last Saturday with several board members (Chris, Tim, Rita, Carole and Judy). Since only one spot revealed specific evidence of termite activity, it was felt that replacement and/or repair work should be performed by a contractor rather than by a termite company before the opening of this year's swim season, specifically, correction of the exterior and interior walls of both bathrooms. Drainage problems and water control need to be corrected in the form of installation of gutters and ground drainage around the building where the ground slopes toward the building allowing water to puddle to prevent further or future water damage.

*Sarah will solicit separate bids from general contractors for the above recommended structural work ; from Coast Landscaping for the installation of a drainage system and others, for removal and replacement of 7 posts and lattice at the entrance to the clubhouse.*

Carol moved and Tim seconded the adjournment of the meeting. Meeting adjourned at 8:45 PM.

Respectfully submitted,  
Rita Helfrey, Secretary