

Board Meeting
Los Paseos Homeowners Association
March 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; Member at Large, Carole Stuart; Associate Member Representative, Judy Seps, and Clubhouse Manager, Sarah Barber. In addition, the following persons were in attendance: Anthony Drummond, representing Councilman Ash Kalra's office.; Damon and Jenn Holst.

Open Forum:

Anthony Drummond reported that the Councilman will be meeting with City Manager, Debra Figone, in two days and will express our neighborhood's concerns to her at that time regarding the proposed reuse of the Los Paseos Youth and Family Center. A meeting is scheduled for 6:30PM on March 11 at the Youth Center concerning reuse and is open to the neighborhood.

Community participation on March 20 in the Great American Litter Pick Up is being encouraged. Contact Karen or Stacie at 535-4902 for more information.

There will be a District 2 Community Budget Meeting on March 30 from 6:00-8:00 PM at The new library. Staff from the Mayor's Budget Office and the City Manager's Office will be discussing a budget presentation and its impact by the recently reported \$114 million city shortfall. This amount has increased from the projected \$96 million shortfall reported in October, 2009.

A homeowner, Jenn Holst responding to an ad in the Que Paso regarding recommendations for a general contractor, gave her recommendation for Coastal Termite company.

Approval of Minutes

Tim moved and Carole seconded that the February minutes be approved with one correction. This motion carried unanimously.

Los Paseos Aquatic Club

A brief discussion was held regarding the ending time for Time Trials to be held on Saturday, May 29. The 2010 contract will be signed at the next meeting.

Financial Report

Wells Fargo checking-\$30,841.39
Wells Fargo Business Savings- \$27,649.14
Waddell and Reed Reserve Account-\$66,632.10

Diane provided the board with a check register for the month of February, 2010. Sarah met with Dave, an accountant, from Levy, Erlanger and Associates to review our books at a cost of \$1,095.00 to satisfy audit requirements for the Davis Sterling Act. 2009 tax preparation charges will be an additional \$465.00.

Committee Reports

Architectural Committee

A homeowner was seeking fence approval. After a discussion concerning current City regulations regarding its proximity to the sidewalk and this particular homeowner's lot line, the following approval was given. Rita moved and Carole seconded a motion to approve this fence installation contingent upon compliance with city code fence regulations for this specific property.

No houses have sold in the last month.

Chris went to the new homeowners on Avenida Rotella who, however, were not at home at the time. He reported that the father's business is in exterior stucco work (the association is contemplating exterior stucco work at this time).

Office Report

Collections: One paid. 7 are outstanding. The home at 7112 Via Romera is in foreclosure.

Sarah reported that PG&E is offering a free thermostat that can be controlled with a password. Jim Kinker, a homeowner, came out and fixed the exit doors. He suggested that the front door needs a threshold; installation of flashing over both the entry and exit doors would prevent rain water from coming in, and these doors currently still only have primer paint on them.

It was noted that the floor buckling seems to be worsening.

One rental is scheduled in March. The homeowner has been advised of the need for the Bodily Injury/Property Damage homeowner's insurance rider.

Old Business

Termite Bids: It was agreed that repairs should be completed by a General Contractor rather than by any of the current termite repair bidders.

New Business

Bathroom Building Repair/Drainage Issues:

A discussion was held regarding bids for work necessary on the bathroom specifically wood siding or stucco finish. A desire for stucco was expressed. *Sarah was asked to ask the current contractor bidders to give an additional estimate for stucco.* It was agreed that the board would meet on March 25 after the Architectural Committee Meeting to go over the bids.

Hiring: Rita moved and Tim seconded the hiring of Pat McGeachy as Head Lifeguard for the 2010 Swim Season. This motion carried unanimously. Pat will sit with Sarah during the hiring interview process after March 15. Positions available are for 11 lifeguards and 8 gate attendants and these have been posted in the Que Paso and on our website. The board has expressed a desire for light housekeeping upkeep to be mentioned during the hiring process.

Adjournment

Carole moved and Tim seconded that the meeting be adjourned at 8:47 PM.

Respectfully submitted,
Rita Helfrey, Secretary