

Board Meeting
Los Paseos Homeowners Association
April 6, 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. The following persons were also in attendance: Rudy Navarro, Frances Reyes, Kelly and Susan Keenan, Robert DeMong, and Juan Dominguez.

Kelly and Susan Keenan presented their plan to install 32 street-facing solar panels, at their residence on Via Colina. Chris will do some research on behalf of the association and let the homeowners know by tomorrow afternoon whether there are any applicable city restrictions or other association concerns.

A homeowner present reported an altercation on his street at 5:00AM on the morning of March 31 where a knife and blood were present. The police responded, but no report was filed. A discussion was held regarding crime and suspicious activities in the neighborhood. The board agreed to post a notice in the next issue of the Que Paso and to provide homeowners an opportunity to notify the Association via email of any crime on their street.

Rudy Navarro and Frances Reyes provided an update towards the re-utilization of the Los Paseos Community Center commencing July 1, 2010. As there were zero (0) proposals in response to the city's request for proposals, the Parks and Recreation Department was able to pursue a sole-source contract option with two companies who can provide the same kind of services: the YMCA and the San Jose Multicultural Arts Guild. The YMCA would like to expand from their small space adjacent to the Los Paseos Elementary School. Both organizations will negotiate with the Parks and Recreation Department who will then make a recommendation back to the city in May.

Minutes

Tim moved and Carole seconded the approval of the March Minutes with three corrections. This motion passed unanimously.

Ash Kalra's Office

No one was present from Councilmember Ash Kalra's Office.

Los Paseos Aquatic Club

The Los Paseos Aquatic Club 2010 contract was signed by all board members present.

Financial Report

Wells Fargo Checking - \$ 14,468.04

Wells Fargo Business Savings - \$117,649.14

Waddell and Reed Reserve Account \$ 66,632.10

The Treasurer provided the board with a check register for the month of March, 2010 and stated that 57 homeowner's and 15 associate membership's 2010 dues are currently unpaid.

Architectural Committee

Four approvals were given: to take down a planter box and not replace it; to put in new sod; to paint with approved colors and to remove a tree.

There are three houses for sale within the association and the house at 6902 Avenida Rotella sold.

A homeowner voiced concerns about abandoned cars and RV's and homes that are not occupied by the homeowner, but are under property management.

Office Report

The Clubhouse Manager reported that a notice was recently received from the State Board of Equalization notifying the association that beginning with 2009 all homeowner's associations will be required to fill out and file a sales tax return to the California State Board of Equalization. After reviewing the intent and language of the letter, it was understood to mean that if sales taxes had not been paid on purchases in 2007, 2008 and 2009, particularly out of state or over the internet, they currently would be owed. It is the Board's recollection that no purchases have been made by LPHOA that did not include sales taxes. *Sarah will clarify with the Board of Equalization, then return the requested forms.*

There was one clubhouse rental on April 2.

Diane moved and Carole seconded that Sarah order 8 metal replacement signs @ \$20.00 each and a banner from Top Spin Works for \$350.00.

Old Business

Bathroom Building Project

After carefully considering our needs and several bids on two separate occasions, Carole moved and Tim seconded to accept Option #2 bid from Full Frame Construction Company pending obtaining three positive recommendations. *Sarah will ask for the names of three customers from Robert Skovmand, Contractor, and will send the results to us online to facilitate the desired completion date of April 26th.* Option #2 READS AS FOLLOWS:

- Provide Drawings and Permit from the City

- Removal of exterior lighting and J-boxes in order to remove existing siding.

- Remove the wrought iron covers from the shower vents.

- Removal of signs from the three sides of the work area.

- Removal of the fence on the corner of the bathrooms.

- Demo existing wood siding of building to rough frame on three sides.

- Inspect for damage and make recommendations based on discovery of exposed walls.

- Spray Copper Green wood treatment on exposed framing from the sill plate to a height 4'.

- Install new ½" OSB sheer to the three walls for the Hardie Panel siding.

- Install moisture barrier wrap on the three walls.

- Install new Hardie Panel cement fiber siding with 1"X3" trim to match existing look of structure.

- Install new 2"X10" fascia board at top of new wood siding to match existing fascia.

- Reinstall electrical that was removed from the siding.

- Prime and paint new wood siding to match existing color.

- Reinstall the signs and fence at the corner of the bathroom.

- Remove all construction debris.

Items not included in Contract

- Insulation (Assumes the walls are already insulated).

Work will begin approximately April 12, 2010.

Work will be substantially completed on approximately April 30, 2010.

Contract Price:

For the sum of Nine Thousand One Hundred Seventy-Five Dollars (\$9,975.00).

Hiring

Sarah reported that 11 life guards, 3 swim instructors, and 8 gate attendants have been hired. She has set up April 18 as a training date for all new hires, at which time viewing of our AED machine video will be part of the training.

New Business

A letter from Los Paseos Elementary School's Principal, Rex Coffman, was received requesting permission to host a 6th grade Pool Party on June 3 from 9:00AM-3:00PM. They will provide their own lifeguards and proof of insurance. Access will be to the BBQ, picnic areas and the bathrooms, but no indoor facilities will be needed. Rita moved and Carole seconded that this request be honored. Passage was unanimous.

Changing Rental Contract

Sarah brought up the fact that there are renters who break the clubhouse rules as defined in the rental agreement but there are no consequences for this behavior. It was decided that if renters broke the rules their deposit would be forfeited. *Sarah will add this language to the contract.*

Lighting Evaluation

Five pages of "upgrade recommendations" were presented to the board by Right Lights an energy efficiency program. It was agreed that this program has costs that would not benefit our association.

Adjournment

The meeting was adjourned at 8:25 P.M.

*An Executive Meeting was held afterwards.