

Board Meeting
Los Paseos Homeowners Association
May 4, 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 Office Manager, Sarah Barber.

The following persons were also in attendance: Robert DeMong., Rudy Navarro, Anthony Drummond, and Kathy Carroll.

Open Forum

Robert DeMong reported that Councilman Ash Kalra will be meeting with homeowners on Via Serena on May 15 to address traffic safety concerns on their street.

Ash Kalra's Office

Mr. Drummond announced that there will be a District 2 Health Fair on June 12 from 10:00AM to 2:00PM at the Santa Teresa Kaiser parking Lot. This event is co-sponsored by the City of San Jose, Pacific Coast Farmer's Market Association and Kaiser Permanente. A City of San Jose Budget Summary for 2010-2011 was passed out which revealed a \$118 million shortfall, and the deep service reductions to Police and Fire services, libraries, community centers and transportation to close the budget gap. In addition, he announced the District 2 Quarterly Community meeting this Saturday, May 8 at 10:00 at the Southside Community & Senior Center. Public input is encouraged at this meeting.

Rudy Navarro explained that a variety of uses for the Los Paseos Youth Center have been proposed and at present the City is willing to allow the YMCA program to be conducted at this site with free use of the facilities, utilities and maintenance. Mr. Navarro also stated that the fee structure will be based on income and the Y would be willing to consider some scholarships. Services would be offered from 6:45AM to 6:00PM, year round.

Minutes

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

Financial Report

Wells Fargo Checking - \$ 19,393.97

Wells Fargo Business Savings - \$117,661.66

Waddell and Reed Reserve Account \$ 66,638.69

The Treasurer provided the board with a check register for the month of April, 2010 and said that a budget overview Profit and Loss statement will be provided in June.

Committee Reports

Architectural Committee

Approvals: Cypress tree removal on Via Barranca.

Houses Sold: One house is in escrow.

Welcoming Committee

Chris reported that the new homeowners on Avenida Rotella were given \$25.00 gift certificate's from Lowe's but he needs another gift card for the homeowners on Via Ramada.

Office Report

The Clubhouse Manager reported that 99% of the 2010 Homeowners Dues have been received. A second request has been made by a company offering to change our check paying system. It was reviewed and declined. There are 18 outstanding 2010 dues and 6 2009 dues in collection. All 73 Associate Members dues are paid. There is one clubhouse rental at the end of the month. Sarah presented the board with a list of items that needed repair prepared by Jerry Bozzo our pool maintenance man. The list of repairs was reviewed and prioritized.

Diane moved and Tim seconded that three items on the list be completed; Item #3 repair failing bearings on pump #2, \$225.00; Item #4, Replace old pool light \$315.00 parts and labor; Item #5 Fix small leak at pump #1 return port, \$100.00 parts and labor, and if item #6 comes in at \$90 we would approve replacing 4 bottom drain covers with anti-entrapment drain covers. Total repairs are not to exceed \$1,200.00

Old Business

Bathroom Building Project

A letter from Rob Skovland, the contractor who repaired the outside of the bathroom, was received and stated the following in part:

The inspector said the new siding was fine, but would not sign off on the permit because you need 6" of ground clearance to the building siding. He did state that a 20" concrete walkway poured against the building with a drain would be fine. You have 6 months from last Friday to get the work done, or you will have to pay the permit fee all over again. The Fee was around \$700 and you still have 1 hour of inspection time available on the permit. *Sarah is to ask Rob for the Inspectors report.*

Rob had suggested the need for several repairs as the result of his work on the bathrooms. He suggested that the roof needs replacing, gutters should be installed, and also that the support beams and lattice at the entrance to the clubhouse need replacement. *Sarah is to get 3 bids for each of these items including drainage as suggested by the city inspector.*

Rita passed around pictures that she took during a recent rain storm which showed specific areas of water runoff around the bathrooms and in the front of the clubhouse. The pictures also show some broken roof tile with exposed nails on the ground.

New Business

Member payments: A member has requested a payment plan. The board discussed this request and after reviewing this homeowner's specific payment plan request, it was determined that, according to his request, final payment including the late fee would be made within the 95 days time limit before it would be given over to the collection agency and no special arrangements would have to be made.

Roberts Rules of Order were discussed and clarified as they pertain to meeting protocol. It was mentioned that a Board member could be appointed to serve as Parliamentarian during meetings to facilitate Robert's Rules of Order protocol.

The meeting was adjourned at 9:16PM.

Respectfully submitted,

Rita Helfrey, Secretary