

Board Meeting  
Los Paseos Homeowner's Association  
June 1, 2010

The meeting was called to order at 7:06 PM by President Chris Roberts. Other board members present were: Vice President Tim Nemeth; Treasurer, Diane McGeachy; Secretary Rita Helfrey; Associate member Representative, Judy Seps and Clubhouse Manager, Sarah Barber. The following persons were also in attendance: Kathy Carroll, Rachel Olson, Brittney Douth, Madison Douth, and Mark Douth.

### **Open Forum**

Madison Douth expressed interest in the diving board which broke over the Memorial weekend. She said that the diving board is an integral part of her swimming experience while at the pool and she would like to see it repaired as soon as possible. She was even willing to organize a fundraiser to help pay for repairs if necessary. Rachel Olson also commented on the importance to her to have the diving board repaired quickly.

Anthony Drummond representing Councilman Ash Kalra reported that the councilman had attended the May 15 meeting of residents on Via Serena regarding the problems they are encountering with excessive traffic and subsequent threat to safety on that street. It was reported that the city had promised to "time" the lights on Bernal.

Additionally, Mr. Drummond reported the following: nothing is planned at the Hitachi site for this year nor is there any moving forward on plans for commercial properties; The new Police Station will be completed in August, however, because there is not enough money to fund staff, it will remain closed; City permits are required for vendors to sell fruit on the street. He then announced that this is the last meeting he will attend because he is moving out of state. Joe Apoco will be the new representative present at the next LPHOAmeeeting.

The issue of "trash can divers" claiming recyclables from neighborhood trash cans that have been placed on the street for collection was brought up by a concerned homeowner.

### **Approval of Minutes**

Diane moved and Tim seconded that the minutes be approved with two corrections. This motion was carried unanimously.

### **Youth Center Update**

A letter was distributed from Rudy Navarro informing us of current negotiations for reuse of the Los Paseos Youth Center. The YMCA is interested in using the center as additional space for their state licensed child care program. In return for use of the youth center, the South Valley YMCA has agreed to continue many of the programs currently offered, including Teen After School Drop-in and Homework Assistance. He additionally informed us that the City will be offering its summer camp program in the Los Paseos gym June 14 through August 13.

### **Financial Report**

Wells Fargo Checking \$10,201.55

Wells Fargo Business Savings \$117,690.67

Waddell and Reed Reserve Account \$77,638.69

A Profit and Loss Budget for the year and a Check Register for the month of June were available to all board members. Current expenditures for the bathroom project are noted to be within the maintenance budget. Fifteen homeowner's dues are currently outstanding. The Treasurer reported that she met with the Clubhouse Manager and they reviewed three accounts.

## **Committee Reports**

### Architectural

It was noted by the committee at their last meeting that the area next to the walkway adjoining our southern fence is not being maintained by the City. Approval was given to a homeowner for upgrades and landscaping in the front of their residence on Via Romera. Six homes are listed for sale as of June 1st and one home was sold in the last month.

### Office

The Clubhouse Manager reported that the diving board was broken Memorial Day. Board members walked outside to inspect the damage and discuss solutions.

After the last rental, one of the lifeguards, as well as a member, cut their feet on glass shards on the upper deck near the sport court. The area has since been vacuumed. It was agreed that the \$50.00 deposit be retained from the renter due to the fact that a glass container was taken into this area even though a "no glass permitted" sign is posted and stated within the rental use contract.

A letter was reviewed from Weight Watchers requesting a meeting room for their weekly meetings. Additionally, they would need to store some items used each week and offer parking to their members. A discussion was held. Diane moved and Tim seconded that the following language be added to the rental fee list for non member fee: "\$100.00 for 4 hours, M-Th, out by midnight". This motion passed without opposition. Diane moved and Tim seconded a second motion to accept Weight Watcher's proposal with the conditions of: No storage; \$100.00 per meeting rental fee; and to include notice that there may not be adequate parking during swim season. This motion carried without opposition.

An \$800.00 check was received from collections toward a bill of \$1,200.00 for an account that has gone to Personal Obligation.

### **Old Business**

Bathroom Building Project-Two bids were presented and reviewed for drainage around three walls of the bathroom building. The board asked that a third bid be obtained. Separate bids will be solicited for both gutters and roof for the bathroom building.

Diane offered to call the landscaper to inquire about trimming trees.

The meeting was adjourned at 9:09 PM with an Executive Session held afterwards.

Respectfully submitted,  
Rita Helfrey, LPHOA Secretary