

Board Meeting  
Los Paseos Homeowners Association  
August 3, 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 person was also in attendance: Rudy Navarro.

### **Open forum**

A homeowner brought up the issue of a faulty car alarm at another home on her street. The alarm beeps morning, noon and night regularly and is a nuisance. The C.C.& R's Article 2, Section 3B addresses the issue of nuisance noise.

Robert DeMong, a resident, stated that he had been given the Welcoming Committee packet by a former resident, Melissa Jones, who has moved to Ann Arbor, Michigan. The packet contains a couple of gift certificates.

The question was asked if an auto parts business could be conducted in the front yard of a homeowner. The Board responded, "No."

### **Minutes**

Tim moved and Carole seconded that both the June and July minutes be approved without correction or addition. The June minutes were not distributed for approval at the June meeting.

### **Youth Center Update**

Rudy Navarro spoke on behalf of the Los Paseos Youth Center. He stated that negotiations have been completed with the YMCA of Silicon Valley for use of the Los Paseos Youth Center and is subject to and in anticipation of State approval. The YMCA will use the Center as extended space for their state licensed before and after school child care program, which is also open to residents. In return for use of the youth center, the YMCA has agreed to continue the Teen After School Drop-in and Homework Assistance programs at no cost.

### **Financial report**

Wells Fargo Checking - \$7,507.04

Wells Fargo Business Savings - \$107,749.69

Waddell and Reed Reserve Account \$ 77,642.24

A check register for the month of July was included in this report. A preliminary 2011 budget will be presented in September and ready for voting upon in October. It was noted that a pool resurfacing is scheduled 4 years out.

### **Committee Reports**

Architectural Committee:

One paint approval is pending color selection.

### **Office Report**

Swim lessons end this week. Quota was made and a full financial breakdown will be given in September. One rental is for August 21. A two day rental is set for the 28<sup>th</sup> and 29<sup>th</sup>.

Five dues have been paid since a collection letter went out. Four are pending going to collections.

**Old Business**

Bathroom Building Project: A bid from Earthtech for installation of a French Drain and grading around three walls of the bathroom was reviewed. Since 115 feet was noted in the bid compared to 60-70 actual feet needed, the following motion was made.

Carole moved and Diane seconded that a clarification be made for the words "French Drain"; a correction in the bid be made to reflect 60 feet rather than the bid 115 feet; two positive references be submitted prior to commencement of work; landscaping be restored to the present condition at the completion of the project; completed work complies with the City of San Jose permit requirements. This motion passed unanimously. It was agreed that this information can be distributed to the board via email.

Ivy Trimming: The City has said that they will trim their side of the ivy and we are responsible to trim our side of the ivy.

Bounce Houses: This subject was discussed and it was agreed that because bounce houses are poorly supervised and there are enough activities at the pool, they are therefore not needed.

**New Business**

Excessive Loud Speaker Noise During Swim Meets: It was agreed that this item be discussed with 2011 LPAC prior to approval of their schedule next spring.

Respectfully submitted,  
Rita Helfrey, Secretary