

Board Meeting
Los Paseos Homeowners Association
September 7, 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 person was also in attendance: Janet Taylor, Robert DeMong, Steve Rashid.

Open forum

A homeowner from Via Serena thanked the board for sending a letter to another homeowner on the same street making them aware of noise issues with their renters. Another homeowner read regulations regarding garage sale posters being left up after the sale is over. Action on code violations are solicited. It was suggested that a reminder be posted in the next Que Paso.

Minutes

Carole moved and Rita seconded that the August minutes be approved with two corrections.

Financial Report

Wells Fargo Checking - \$2,814.53

Wells Fargo Business Savings - \$96,386.38

Waddell and Reed Reserve Account \$ 77,642.24

A check register for the month of August and a preliminary 2011 budget were presented with this report. It was noted that a deposit of \$22,000.00 would be able to be made in 2011 if homeowners dues are kept at the current amount. Current income generated by renting the clubhouse to Weight Watchers is also included in this figure. This is an increase over recent past years with the intent of building up the Reserve Fund.

Committee Reports

Architectural Committee

One homeowner will be asked to bring in a larger piece of composite roof material to better determine the color.

One approval given for the paint trim color "Saltillo"

One house has been sold in the last month and 5 are currently available.

Office Report

A discussion was held regarding the misuse of pool party reservations by holding reservations, but canceling them at the last minute thereby preventing or limiting other homeowners from planning to use the common areas under reservation.

It was decided that a revision of the pool party contract should be made to include the imposition of a fine and the requirement of a 48 hour notice of cancellation.

Sarah will add new language to the Pool Party Registration form indicating that cancellations must be made prior to 48 hours in order to avoid a fine.

A Return Engagement Letter was received from Levy, Erlanger and Co. for the 2010 taxes.

There are two rentals for September, and two for October.

Three homeowners names have been submitted to the collection agency for nonpayment of 2010 dues.

Old Business

Coast Landscaping, our current gardening service, has suggested that a valve repair be made, which was ostensibly the cause of a sprinkler remaining on for 15 hours once.

New Business

Earthtech, the company hired to install a French drainage system around the bathroom to comply with the City of San Jose permit requirements, has suggested that trenching will solve the problem of water accumulating off the south side of the pool walkway.

A discussion was held regarding switching gardening services from Coast to Earthtech. It was agreed to ask for three referrals for Earthtech's gardening services and to ask if they will go to a month by month contract. If these requirements are met then the board agreed to retain them.

A question was raised if it was OK to include a magnet with an advertisement included in the Que Paso.

It was brought to the Board's attention that increased police presence on the alley has suggested to residents there that vehicles parked in the alley illegally are subject to being towed.

Rita Helfrey reported to the Board that she had randomly observed the absence of best practices by the Life Guarding staff on two different occasions. A discussion ensued about usage of floaties by non swimmers and life guarding technique. *She will check the Red Cross Manual to verify current best practices on these two matters and report back.*

Tim moved and Carole seconded to close the meeting at 8:48 P.M.

Respectfully submitted,
Rita Helfrey, Secretary