

Board Meeting  
Los Paseos Homeowners Association  
November 2, 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 were also in attendance: Robert DeMong, and Jeff Lemas.

#### OPEN FORUM

A homeowner voiced her opinion that access to the clubhouse should not be granted to the Boy Scouts. She objects to supporting an organization that discriminates.

Additionally, the following information was noted: That due to the increased burglaries in the area, another homeowner suggested that more police patrol should be requested; Streetlights are out in various areas which cause safety issues; Many motorists speed and/or go through the light at Bernal; and the bike lane has been reestablished on Bernal Rd.

#### MINUTES

Carole moved and Tim seconded that the minutes be approved with one correction, taking out the word "special" in front of the word assessment and to change the word "continue" to the word "include". This motion passed.

#### FINANCIAL REPORT

Wells Fargo Checking - \$7,117.25  
Wells Fargo Business Savings - \$61,425.11  
Waddell and Reed Reserve Account \$ 77,646.07

A check register report was included for the month of October showing that insurance was paid in the amount of \$12,307.00 to MCS/Alante Insurance and the 2010-11 property taxes in the amount of \$2,955.10 were paid to the County of Santa Clara on October 25.

#### COMMITTEE REPORTS

##### ARCHITECTURE

Approvals were given for replacing ivy with rock and removing a planter at a residence on Via Pradera; re-landscaping, including fake grass, on Via Colina; and window replacement on Via Romera.

##### OFFICE REPORT

Two payments were received from collections.

A request was received from the Girl Scouts to hold bi-weekly meetings on Thursdays from 3:15-4:45PM from mid-November through May. In lieu of payment, the 10 girls will reciprocate with a community service project benefiting the clubhouse.

Carole moved, and Tim seconded, that approval be given to the Girl Scouts to hold their meetings as stated. This motion carried.

There are four clubhouse rentals scheduled for November, and one in December with two pending rentals. Weight Watcher's continues to meet weekly.

The Clubhouse Manager asked for articles for the next Que Paso. Chris will write a note from the President and Rita volunteered to write about preparing your child for swim lessons.

#### OLD BUSINESS

A budget for 2011 was presented showing projected total income as well as expenses to be \$182,128.00.

A bid was presented from *Signature Raingutter Service* in the amount of \$785.00 to install 5"rain gutter (linear footage unspecified) and 2x3" down spouts for the bathroom. A phone-in bid was received from *Alex Gutters* for \$545.00 for the same project. No action was taken.

#### NEW BUSINESS

Election results were tallied and new board will consist of Margo Jenks, Jeff Lemas, Tim Nemeth Diane McGeachy and Carole Stuart.

In accordance with the President's request at October's meeting for a timeline for handling homeowner complaints regarding persistent violations to the CC&R's, two handouts were presented to the board. The timelines outlined action that can be taken by the board including two warning letters and culminating in a request for eviction of renters consistent with ARTICLE II; Section 3; (b) which reads:

*The Association's right to maintain an eviction action hereunder is derived from Sections 1165 and 383 of the California Code of Civil Procedure, and shall only arise if the tenant's or lessee's conduct involves damage to or destruction of Common Areas or Common Facilities, or constitutes a nuisance or unreasonable interference with the quiet enjoyment of other residents. A discussion was held regarding the Housing Authority, Section 8 violations and documentation of police activity.*

Tim moved and Carole seconded that the meeting be adjourned. The meeting was adjourned at 8:37PM. An Executive Session was held following adjournment.

Respectfully submitted,  
Rita Helfrey, Secretary