

Board Meeting  
Los Paseos Homeowners Association  
December 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 were also in attendance: Robert DeMong, Jeff Lemas, John Dominguez and John Stefanescu.

#### OPEN FORUM

A concerned homeowner brought up an on-going situation regarding a home rented to Section 8 renters. A discussion was held regarding the legal obligations of Section 8 renters and what steps should be taken to notify the Housing Authority in the event of breeches of said contract obligations. It was noted that Complaint Form F Alleged Abuse can be filled out and filed. The representative from Ash Kalra's office offered to contact the Code Enforcement Office regarding the number of occupants that are acceptable in a single family dwelling and also to contact the Police Department for information regarding police response to an altercation on Via Serena.

*Sarah will fill out Form F stating the nature of the many complaints received by the LPHOA from neighbors regarding renters at 7041 Via Serena.*

It was noted that gas had been siphoned out of a car parked in a driveway on Via Maria.

#### COUNCILMAN ASH KALRA'S OFFICE

Joseph Okpaku, representing the Councilman, gave a quick review of recent activities and upcoming important events in District 2. A calendar of events and specific details are available in an on-line newsletter, but a hard copy newsletter was distributed to everyone present. A solar pilot program with SunPower Corporation for District 2 homeowners was outlined. The company, which is also located within the district, is offering up to a \$2,500 rebate to all District 2 residents who take advantage of the program. A Bay Area Benefit called Tools for Schools will be held on Thursday, December 9 at Azucar Latin Bistro.

School supplies are requested as a cover charge. Funds have been appropriated to trim the ivy on December 11. It was reported that the Parks Representative conceded that it is a "privacy" issue while at the same time technically represents a code violation.

A discussion was held regarding an article that Chris read which stated that Code Enforcement did not allow artificial grass in front yards. Sarah checked with the city and said she was told that this isn't true, but that 50% of front yards must be in plants and trees. Joe will check on artificial grass specifications and report back.

#### FINANCIAL REPORT

Wells Fargo Checking - \$2,769.38

Wells Fargo Business Savings - \$61,447.21

Waddell and Reed Reserve Account \$ 77,646.07

A check register was included for the month of November.

## COMMITTEE REPORTS

### Architectural Committee

Two approvals were given; One for new windows and one for a new driveway/walkway. No houses were sold this past month.

*Clubhouse Manager Report* The Clubhouse Manager related an adverse incident that occurred with a recent clubhouse rental which will require repairs and a possible insurance claim. It was suggested that the board consider adopting a policy of Reserving the Right to Refuse Renting the Facilities to Anyone. A discussion was held on this point, but no action was taken. *Sarah will continue to dialog with the renters regarding repairs of damages to the sliding glass door/stationary glass in the clubhouse.*

A two year old collection debt for dues was discussed because a renter reported that she is paying her rent, but getting phone calls telling her that the house is in foreclosure and is to be auctioned in January. The homeowner told Sarah that she has been advised by her attorney not to talk to the collection agency.

## OLD BUSINESS

*Bathroom Gutters: Sarah is to obtain three bids for new gutters for the bathroom.*

*Timeline for Renter Complaints: The secretary will compile an action timeline of suggested interventions to address continued violations to the CC&R's and bring it to the next meeting.*

## NEW BUSINESS

*Chairs for the clubhouse: The clubhouse has 21 chairs with plastic preformed seats. Sarah suggested purchasing additional chairs of this type because they are just as sturdy as the metal chairs and add a more formal look to the seating arrangements used for wedding receptions and showers. Carol moved and Rita seconded the purchase of 12 new chairs @ \$117.99 for four (\$353.97). This motion carried unanimously.*

*Borrowing Chairs: The board agreed that it is OK for a homeowner as long as they are in good standing, to borrow the clubhouse metal chairs, not the chairs with the plastic seats.*

The meeting was adjourned at 8:44PM.

Respectfully submitted,  
Rita Helfrey, Secretary