

Board Meeting Minutes
Los Paseos Homeowners Association
March 1, 2011

- 1) The meeting was called to order at 7:00PM by President Jeff Lemas
- 2) Attendees of meeting: Jeff Lemas, Diane McGeachy, Judy Seps, Rita Helfrey, Todd Hall, Robert DeMong, Margo Jenks, Kathy Carroll, Joseph Okpaku, John Dominguez, Sarah Barber and Tim Nemeth
- 3) Open Forum:
 - a. Kelly Moore Submitted Specs for Association Clubhouse Paint Job
 - i. After a discussion all Board members decided this job is not a necessity at this time. Removed from agenda
 - b. Noisy Neighborhood issue was returned to the table with additional noise complaints.
 - i. Jan to July 2010; no complaints, July to Dec 2010; 7 recorded calls to the police.
 1. Board is moving forward on the next step of the LPHOA Nuisance Guidelines.
- 4) Approval of February Minutes: Approved
- 5) Councilmember Ash Kalra's Office:
 - a. VTA Blossom Hill Pedestrian Overcrossing Project groundbreaking March 4 2011.
 - b. Annual "Litter Pick Up" on Saturday March 19th,
 - c. Provided us with SJPD # of calls on the Noisy Neighbor; Jan to July 2010; no complaints, July to Dec 2010; 7 recorded calls to the police.
- 6) LPAC: Submitted board with 2011 Swim Calendar.
 - a. Calendar Approved
 - b. Addressed Noise Complaint; Board asked of LPAC to lower volume of music, limit the number of announcements made in morning, and start music at a later time.
- 7) Financial Report:
 - a. Checking: \$36,554.09
 - b. Business Savings: \$56,458.94
 - c. Waddell and Reed: \$ 77,650.10

- 8) Committee Report:
 - a. Architectural Committee
 - i. Approvals: 2
 - ii. Houses Sold: 1

- 9) Office Report:
 - a. Clubhouse Manager Report; Started the hiring process for the pool season
 - b. Clubhouse Rental Report: NONE
 - c. Collections:1

- 10) Old Business:
 - a. Bathroom Gutters: After review of all bids and further discussion on clubhouse needs the board decided not to install gutters at this time; Removing from agenda
 - b. Parking Lot Resurfacing and Seal Coat: waiting on additional bids
 - c. Exterior Painting of Clubhouse: Removed from agenda not painting at this time
 - i. Kelly Moore Paint “job specs” for vendors will stay on file for future use.....to compare apples-to-apples

- 11) New Business:
 - a. EarthTech bid received to remove Ivy
 - b. Foreclosure Policy
 - c. Back Fence
 - d. 2011 Pool Schedule Approved
 - e. San Jose State is seeking permission on use of pool/clubhouse; Exceed Maximum occupancy.
 - i. Motioned moved to decline request by Jeff, 2nd by Diane

- 12) Adjournment at 8:32PM