

LOS PASEOS HOMEOWNERS ASSOCIATION  
January 12, 2021

Call to Order -- Robert called the meeting to order at 7:09pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary, Richard Doucette, Member at Large; Adrienne Burke, Office Manager, Judy Seps, Associate Representative, Lu Mi, Homeowner.

- 1) Approval of Minutes: Gizelle motioned to approve November 2020 minutes, Robert seconded. Motion passed.

- 2) Open Forum

Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

No Homeowner chose to speak.

- 3) Associate Member Representative Report

- a. Any indication of whether the pool will open like last year? It is likely that we can open like last year, of course this depends on what the county says.

- 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking -\$71,853.63
  - ii. Focus Reserve Account - \$105,302.90
  - iii. Still in the process of contesting the sewer bill, which was much higher than previous years.

- 5) Committee Reports

- a. Architectural Committee:
  - i. Approvals: 6860 Avenida Rotella (fence)
  - ii. Houses for sale: none
  - iii. Houses Sold: 104 Bernal Road
  - iv. Violation letters: two sent

- 6) Office Report

- a. Clubhouse Manager Report
  - i. Regarding lighting and tree trimming in the Paseo
    1. Reportedly there is currently no City budget for this now, needed for concrete repair

- 2. There are five definite areas that need lighting, but no solution for now
      - ii. Wedding possibilities being explored (especially outdoors), March 21<sup>st</sup>. No commitments for now.
  - b. Collections Report:
    - i. Number of Owners Paid to date: 92
    - ii. Number of Owners being sent to Collections: N/A
    - iii. Number of Associates Paid to date: 6
  - c. Status of Collection Accounts
    - i. Case 201603 – Homeowner owes ASAP, which has now had all cases transferred to United Trustee Services (UTS).
    - ii. Case 201801 – Update from ProSolutions on this case. No forced foreclosure is in place; she said the \$1000 was never paid for this property and now Gov. Newsom has put a moratorium on all foreclosures.
    - iii. Case 201802 –Owes \$2040 to HOA and additional fees to Pro Solutions. ProSolutions cannot move forward with foreclosure process due to Gov. Newsom’s moratorium.
    - iv. Case 201903 – Case closed (payment in full)
- 7) Old Business
  - a. Storage on property: Considering further storage options, will discuss at the next Board meeting.
  - b. Abandoned vehicle: please use San Jose 311 whenever you see an abandoned vehicle. Robert will follow up with the City concerning towing regulations for the next Board meeting.
  - c. The Board is considering bids to replace aging cameras and also better placement of cameras to improve neighborhood security.
  - d. The Board is considering a golf cart to improve Homeowner communication and overall neighborhood conformity.
  - e. Brian Schwab: had comments on forms, home improvement, pool use form
    - i. Currently swim lessons are on Coursestorm : Brian thinks there is a better way, currently getting quote.
    - ii. Robert will target the February meeting for completing revisions to the Home Improvement Form.
- 8) The meeting was adjourned at: 8:58pm
- 9) Executive Session

The times when Board meetings may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.