

LOS PASEOS HOMEOWNERS ASSOCIATION  
March 9, 2022

Call to Order -- Robert called the meeting to order at 7:11 pm. In attendance were Robert Lombardi, President; Gregory Cook, Secretary; Jackie Rose, Director at Large; Adrienne Burke, Office Manager, Virginia Paneda, Homeowner.

- 1) Approval of Minutes: Robert motioned to approve the February 2022 Minutes. Rose 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 Homeowners chose to speak during Open Forum.

- 3) Associate Member Representative Report

- a. No representative at this time, waiting to finalize the Associate list before soliciting nominations for a new representative.

- 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$221,048.09
  - ii. Focus Reserve Account – \$44,999.83
  - iii. Board reviewed the budget to date.
  - iv. Ground and Building Maintenance – this category will be subitemized for better visibility on which charges are from last year versus this year.

- 5) Committee Reports

- a. Architectural Committee:
  - i. Approvals: 7045 Via Serena (solar), 7044 Via Barranca (driveway and house painting)
  - ii. Houses for sale: 7206 Via Maria, 7140 Via Maria
  - iii. Houses sold: none
  - iv. Violation letters: one sent

- 6) Office Report

- a. Clubhouse Manager Report
  - i. Weddings are turning out to be a time issue for Adrienne; specifically, the Wedding Ceremony and Reception need to be separate charges. Adrienne will work up a new set of fees to be presented at the next Board meeting. Rose volunteered to check prices for comparable venues.
  - ii. Lifeguards and gateguards: many are returning, currently hiring 3 lifeguards and 3 gateguards
  - iii. Lifeguarding certifications are increasing. March 19 & 20 are the next certification dates. The Pool needs to be heated starting March 15<sup>th</sup>. Lap swimming can start then as well.
  - iv. The Pool cover reel is having issues, likely \$500 to repair. Tom Bardin volunteered to help with repairs
  - v. Girl Scouts: help in kind to replant succulents around the Pool deck.
  - vi. Alarm system: needed new motion sensors. Robert will investigate getting wireless cameras to cover areas not covered by the main system.
- b. Collections Report:
  - i. Number of Owners Paid to date: 267 paid in full; 5 partial (still need 3% credit card surcharge fee); 7 unpaid.
  - ii. Number of Owners being sent to collections: 2 (from the previous year)
  - iii. Number of Associates Paid to date: 78 (as of 3/9/2022)
- c. Status of Collection Accounts (no change from previous month)
  - i. Case 201603 – Homeowner owes ASAP Collection Agency. ASAP has stated that the Homeowner has not paid the debt, and also that the Association still has fees due to it. The Homeowner has been contacted by email and asked to contact ASAP to clear this up.
  - ii. Case 201801 – It looks like the home is in pre-foreclosure auction. The agent was put in contact with UTS and the agent assured the Association that the Association will receive all past dues once the home is sold.
  - iii. Case 201802 – No movement on this case due to one of the owners living outside of the country. Inquiring about next steps if the situation continues, but no reply so far from the collection agency.

## 7) Old Business

- a. Alley Towing – The City of San Jose will **not** issue a permit towing in the Alley. The plan is to follow CC&R and By-laws, and if the situation does not improve starting to fine every month starting in May. However, it does seem to be one set of renters, Adrienne will contact again. Will check with City of San Jose code compliance to see if there are any other options.

- b. Deck furniture – Tom Bardin (Homeowner) volunteered his time to put the deck furniture together. Thanks to Tom from the Board.
  - c. Swim Team Contract – this year’s contract was signed by the Board at the Meeting.
- 8) New Business
- a. Umbrellas -- \$700 from the Maintenance budget line item has been allocated for three umbrellas and bases to replace pergola for shade.
  - b. Outdoor bathroom wall – The outdoor wall on the corner was not part of the contract; currently allocating \$900, time and materials, cement siding, from the Maintenance budget line item.
  - c. Lights for outside clubhouse installed have been installed in shadowed areas (\$50)
- 9) The meeting was adjourned at: 8:48 pm.
- 10) 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.