

LOS PASEOS HOMEOWNERS ASSOCIATION

July 13, 2022

Call to Order -- Robert called the meeting to order at 7:06 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Daniel De La Torre, Treasurer; Jackie Rose, Director at Large; Amelia Hatfield, Associate Representative; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Jackie motioned to approve the June 2022 Minutes [need to add stuff that was in the letter. 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.

Richard requested a three hour session for twenty Boy Scouts to earn merit badges on Sunday, August 7th. The Board authorized starting at 7am and to finish no later than 10am (before swim lessons begin.) Richard will coordinate.

Associate Member Representative Report

- a. Amelia reported that Aquafit classes were requested. Adrienne stated that such a program in the works.
- b. Water polo by Lucas was a hit; Amelia asked if was it possible to extend? Adrienne thought that 7:30pm to 8:00 pm would work fine as the pool is usually quiet during this time; Adrienne will coordinate. The only is issue is that the water polo net can break the pool coping, we need to ensure this doesn't happen.
- c. Amelia expressed concern about the cameras not working (sometimes.) Board decision was to try to get as many cameras working under the old system until next year due to budget constraints.
- d. Amelia reported a disruptive attendee at the pool, including drinking alcohol and harassment of attendees at the pool, including minors. There is a log of these actions, and Adrienne has spoken to this person. Last year a warning was issued to the same person for the same behavior. The actions observed included, but were not limited to: (1) inappropriate communication with the staff (2) inappropriate comments to a minor (3) arriving to the pool under the influence (4) endangering yourself and others while in the pool due to

intoxication. The attendee violated the following: “CC&R Article 4.5 “No harmful or offensive activities shall be conducted upon or within any part of the Development, nor shall anything be done thereon which may be or become nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to any Residents of the Development, or which shall in any way interfere with their use of the Common Area or the use or enjoyment of their Lots”. In addition, Pool General Rule #3: Abusive or profane language will not be permitted. Robert motioned to suspend pool privileges for this season, to be effective the date that the letter is sent. Richard seconded. Motion passed. (Name of the offender is noted during Executive Session.)

3) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$222,373.67
 - ii. Focus Reserve Account – \$47,436.84
 - iii. Board reviewed financials year-to-date. In general, the finances are tracking overall with the budget, but the Board will continue to monitor critical areas. Taxes and QuickBook fees need to be re-categorized, as some fees apply to 2021.
 - iv. Adrienne is working on a different payment method for lifeguard certification, will report progress at the next Board meeting.
 - v. Rob motioned to reduce Clubhouse fees to \$1500 for July, and August. Greg seconded, motion passed.

4) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7219 Via Bella (painting, same color)
 - ii. Houses for sale: none
 - iii. Houses sold: none
 - iv. Violation letters: none

5) Office Report

- a. Clubhouse Manager Report
 - i. There is now a spiffy new poolside cabana available for \$25 per day rental.
- b. Collections Report:
 - i. Number of Owners Paid to date: 278 paid in full.
 - ii. Number of Owners being sent to collections: 1 (as of June 1, 2022)
 - iii. Number of Associates Paid to date: 80
- c. Status of Collection Accounts:
 - i. Case 201603 – Homeowner owes ASAP Collection Agency.

- ii. 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.
- 6) Old Business
 - a. Electrical panel: supply chain issues has forced a postponement of the work; however, expect to replace in August.
 - b. Bathrooms: still having floor epoxy issues, possibly the second layer needs to come off. Might be able to turn one shower on for the Summer; we will put indoor/outdoor rugs in for now for the short term. Board is considering options for the long term solution.
 - c. Alley: Jackie reports the City of San Jose only had an easement to the center when the sewer lines went in. Association has the right to send fines for blockage by cars in the Alley. Jackie is proposing a community meeting for Alley residents to discuss options to improve the parking situation and pavement in the Fall.
- 7) New Business
 - a. Due to discoloration on the walls due to tape, adding another condition for renting the Clubhouse: “NO tape of any kind on walls.”
- 8) The meeting was adjourned at: 9:05 pm.
- 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.