

LOS PASEOS HOMEOWNERS ASSOCIATION
September 21, 2022

Call to Order -- Greg called the meeting to order at 7:25 pm. In attendance were Richard Doucette, Vice President; Gregory Cook, Secretary; Daniel De La Torre, Treasurer; Jackie Rose, Director at Large; Adrienne Burke, Office Manager; Keith Swanson, Homeowner.

- 1) Approval of Minutes: Jackie motioned to approve the August 2022 Minutes. Daniel 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.

Keith stated that from his observations that things are going well within the Association, and that the many projects and events make the pool and Clubhouse environment a very positive experience. The Board expressed appreciation for the complement.

Richard: The Boy Scout troop will be using the pool on October 2nd for merit badges.

Richard: Observed that of the four "Summer Music" acts, one was especially loud. Requested that the Association needed to be careful about total sound from music acts (measured 80 dB in his front yard.)

Associate Member Representative Report

- a. No report.

- 3) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$216,996.21
 - ii. Focus Reserve Account – \$47,438.04
 - iii. Board reviewed the financial statements year-to-date.
Rentals are slightly down, around \$7,000.

- 4) Committee Reports

- a. Architectural Committee:

- i. Approvals: 7043 Via Pradera (solar panels), 128 Bernal Road (front yard fence), 7024 Via Barranca (fence), 6816 Avenida Rotella (solar panels)
- ii. Houses for sale: none
- iii. Houses sold: none
- iv. Violation letters: one verbal warning about a trailer in front of a house.
- v. Jackie has reached out for Homeowners to participate in the Architecture Committee, but there was no response from anyone willing to participate.

5) Office Report

- a. Clubhouse Manager Report
 - i. The last pool weekend is this weekend. Adrienne is planning an impromptu BBQ party.
 - ii. The Bocce Ball and Wine event went well, looking forward to more use of the Bocce Ball court.
 - iii. Harvest Dance, possibly October 12th, live music.
 - iv. Kids Halloween party is planned for October 29th (Saturday).
- 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. Taxes: action on this has been deferred to next month due to break ins.
- b. Electrical panels: still on order (supply chain issues.)
- c. Alley: Sunday, October 2nd information meeting @ noon. Will send an email to try to get a better response.
- d. Sport court painting: This will cost a minimum of \$9000 just for materials; the Board determined that there is a lack of funds in the budget for this year, might be possible next year.
- e. Solar: meeting with representative to be set up for interested Board members via Zoom sometime this year.

7) New Business

- a. Break-in: roughly \$2000 in cost for broken windows, door damage, and locks. Approximately \$3600 in money, \$1000 for computer. There were two separate break-ins; the Association will continue pressing for prosecution. Adrienne will contact the insurance

- company and include the police report. Police have stated they will try to patrol the area more often.
- b. Pool: The Pool is now staying open year round for Adult Swim; the Santa Clara Valley Stingrays swim team is paying for use of the pool in the Fall, and this allows the pool to stay open year 'round. However, access for Adult Swim is **restricted** to Monday through Friday; a Swim Waiver form is required, and everyone must be 18 and over. The Stingrays will have practice from 4pm to 6:30pm, and as usual for swim team practices there will be no access to the Pool during this time. The times will also be posted on the LPHOA website.
 - c. Hot tub: The hot tub will be open in early October! The access code will be provided only to those who have signed Swim Waivers (must be 18 or older.) The hours are 6 am to 10 pm every day, with the exception of rentals of the Clubhouse ("Private Event" signs will be posted when the hot tub will not be available.)
 - d. Aquarobics: Adrienne is working on getting instructors for Aquarobics classes; more information when the classes are to start will be sent via the newsletter and website.
 - e. Adrienne is putting up a new sign for rentals, which will replace the sign for swim lessons sign for now.
 - f. Wednesday, October 12th, is set for next Board Meeting.
- 8) The meeting was adjourned at: 8:34 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.