

LOS PASEOS HOMEOWNERS ASSOCIATION
February 15, 2023

Call to Order -- Robert called the meeting to order at 7:30 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Daniel De La Torre, Treasurer; Gregory Cook, Secretary; Daniel De La Torre, Treasurer; Adrienne Burke, Office Manager.

- 1) Approval of Minutes: Jackie motioned to approve the January 2023 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

No report.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$307,492.53
 - ii. Focus Reserve Account –\$64,380.51
- b. Bank account was reviewed by the Board.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: No approvals this month.
 - ii. Houses for sale: 7030 Via Ramada
 - iii. Houses sold: 7211 Via Bella
 - iv. Violation letters: three violation letters sent

- 6) Office Report

- a. Clubhouse Manager Report
 - i. Lifeguarding classes posted on Red Cross site from Feb-April.

- ii. Adrienne purchased some new first aid necessities for a “crash bag”: blood spill kit, BVM (child and adult), test “dummy” (child size) for lifeguard reaction test (child at the bottom of the pool) (All are recommended by the Red Cross.)
- iii. New table carts purchased.
- iv. New pool covers are on - step covers were designed wrong, so new ones will be arriving soon.

b. Collections Report:

- i. Number of Owners Paid to date: 261
- ii. Number of Owners being sent to collections: 1 (as of June 1, 2022)
- iii. Number of Associates Paid to date: 87

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.

7) Old Business

- a. Bathroom Tile: Waiting to grind epoxy, now tentatively scheduled for early March. Board expressed that the work has been delayed quite a bit, would like to see the work expedited in March.
- b. Pool lights: some pool lights are not working. Adrienne will look into this.
- c. The Alley: The next meeting of Alley Homeowners will be coordinated by Jackie. April 5th @ 7pm is proposed.
- d. Solar: Evaluation of the Clubhouse scheduled for the week of February 20th.
- e. Electrical panel replacement: all the equipment has finally arrived, Jake will try to schedule the work within the month.

8) New Business

- a. Cage area: will be hiring a handyman for repairs to the roof to prevent leaks.
- b. Pergola issue: The corrugated plastic roofing is not working well, may try to replace with cloth (Adrienne). Robert suggested a fix for the Pergola to add a corrugated wood piece under the corrugated plastic to reinforce the connection to the Pergola. Adrienne will have a handyman to look at it and find the optimum solution.
- c. Tree trimming: Ordinance size trees have a protected status and require a City of San Jose permit to remove or trim. The Board would like to remind all Homeowners that it is their responsibility to obtain all relevant permits for tree trimming. Rob will make a flyer and put a link on the website.

<http://www.treeremovalpermit.com/california/san-jose-ordinance-permit-city-arborist/>

- 9) The meeting was adjourned at: 8:55 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.

EXECUTIVE SESSION: NOT TO BE PUBLISHED