

LOS PASEOS HOMEOWNERS ASSOCIATION
April 12, 2023

Call to Order -- Robert called the meeting to order at 7:08 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Janda Carlson, Ted Simpson, James Goodwin, Homeowners.

- 1) Approval of Minutes: Rich motioned to approve the March 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.

Ted reported some issues with a neighbor (renter) who's house is decidedly not in good shape. For example, the walls have termite issues, roof is only partial covered. Sporadic work is occasional done, with no resolution. In addition, the yard is covered in tall weeds, and the back roof still has a tarp on it, clearly the work is not progressing. In addition, it was reported someone is living in the back yard. Additionally, there is a noise issue, the renter plays music at inappropriate times. Janda and James corroborated all of the issues. There is also a reported incident of harassment of two teenagers near the house.

Board notes the importance of ameliorating of this situation, although the punitive measures available to the Board are limited to fines as defined in the CC&R and By laws. The Board notes the termite issue is the top priority: remediation should include having a professional inspection, and the Board needs to confirm the issue is taken care of. However, the other issues are also very important, especially the harassment allegations. Homeowner has been responsive, but is having issues because of living out of state. Adrienne as Office Manager will do what she can within the scope of the CC&R and By laws. The Board will continue to monitor the situation and push for a resolution on all of the issues.

- 3) Associate Member Representative Report

No report.

- 4) Financial Report
 - a. Current Account Balances:
 - i. Focus Checking – \$318,858.54
 - ii. Focus Reserve Account – \$66,151.49
 - b. Budget was reviewed by the Board.
- 5) Committee Reports
 - a. Architectural Committee:
 - i. Approvals: 7172 Via Maria (solar)
 - ii. Houses for sale: none
 - iii. Houses sold: none
 - iv. Violation letters: 2 violations
- 6) Office Report
 - a. Clubhouse Manager Report
 - i. Easter Egg hunt was a rousing success, over 1000 eggs were hidden; thanks to all the lifeguards who participated, and to the over 70 kids participated!
 - ii. Training Day for new employees scheduled for April 29th & 30th
 - iii. Lifeguards training is going well.
 - iv. 4 rentals in May, pool parties starting to book.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 271
 - ii. Number of Owners being sent to collections: 2
 - 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. Solar Panel: Engineering work is done, had access to PG&E data from the Association. Options for solar panel and battery storage will be transmitted to the Board within two days. Board will review and act on the information.
 - b. Electrical panel: are installed!
 - c. Bathrooms: the female bathroom is completed, the Board inspected and found the new tiles are a huge improvement.
 - d. Roof on Bathroom: Needs to be replaced, have two bids so far. Expect to decide at the next Board meeting.
 - e. Board notes that cars cannot be abandoned on the streets of the Association, and will be turned into City of San Jose parking compliance.

8) New Business

- a. Rich motioned authorization to record a lien against a Homeowner(s) for failure to pay dues, referenced as T.S. No. 2023-06626, Rob seconded. Motion passed.
- b. Rich motioned authorization to record a lien against a Homeowner(s) for failure to pay dues, referenced as T.S. No. 2023-06627, Rob seconded. Motion passed.

9) The meeting was adjourned at: 9:06 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.