

LOS PASEOS HOMEOWNERS ASSOCIATION
June 21, 2023

Call to Order -- Robert called the meeting to order at 7:03 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Jackie Rose, Director at Large; Adrienne Burke, Office Manager; Raina Hodges, Associate Representative (substitute).

- 1) Approval of Minutes: Jackie motioned to approve the May 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 member chose to speak.

- 3) Associate Member Representative Report

Raina also represented the Swim Team. There were no issues reported from the Associate Members. The Board noted that Swim Team coaches and members do not need access to the Office, although this was allowed in the past. Given previous circumstances, the Board wants to limit liability in the event the Office is left open. Raina agreed that there does not seem to be a need for Office access, and will get back with the Board in the event there are extenuating circumstances that require access to the Office. Also, Adrienne noted that after swim practices and meets there seem to be a lot of items which need to be put in the lost-and-found. Raina agreed to supply a separate bin for Swim Team lost-and-found and that coaches will do a sweep after Swim Team practice and meets.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$307,784.76
 - ii. Focus Reserve Account – \$62,448.95
- b. Budget was reviewed by the Board.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: three approval 7127 Via Romara (hardscape), 6832 Avenida Rotella (side fence), 7212 Via Colina (solar)
 - ii. Houses for sale: none
 - iii. Houses sold: none
 - iv. Violation letters: 2 violations, letters sent.
 - v. Adrienne has created some pads for violations so that they are uniformly and easily written up.

6) Office Report

- a. Clubhouse Manager Report
 - i. Father's Day successful whiskey tasting and poker game.
 - ii. Fourth of July: Tri tips to be ordered. Parade and barbeque, fun for all.
 - iii. Movie: pool movie may be moved to later in July
 - iv. Replaced some top edges that were rotted around the Clubhouse/Pool area.
 - v. New volleyball net was purchased.
 - vi. Main concrete path will be powerwashed to make it look nice.
 - vii. Second Fridays for street sweeping will be communicated to Homeowners via the Los Paseos newsletter.
- b. Collections Report:
 - i. Number of Owners Paid to date: 277
 - ii. Number of Owners being sent to collections: 2 (as of 4/12/2023)
 - 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.
 - iii. Case 202301 – Homeowner account sent to collections.
 - iv. Case 202302 -- Homeowner account sent to collections.

7) Old Business

- a. Housing repair: Termite issues haven't been resolved, will contact Homeowner. There is a gardener working on the lawn.
- b. Bathroom update: no gutters currently, but it should just run off. Some damage in the Men's bathroom, but the roof needs to be repaired. Motion by Jackie to fix using Calcoast roofing as soon as possible. Richard seconded. Motion passed.
- c. Pool lights: Ernie's Pool and Spa will come to replace the faulty the pool lights this coming Friday.
- d. Alley discussion centered around the following topics:
 - i. Safety (lights, gate at both ends)

- ii. Paving/potholes
- iii. Cleanliness (weeds, dumping old/broken items)
- iv. Action Items:
 - 1. Adrienne is going to get 3 estimates on paving.
 - 2. Adrienne is going to find the cost of getting a dumpster that the alley residents would "chip in" to remove unwanted items from the rear of their property.
 - 3. Lighting: Adrienne has 4 solar mounted security lights for any home in need of lighting for the rear entrance of their property. These can be picked up for \$25 at the office (this weekend!) Note: These can also be purchased at Costco for about \$29. If you want to see them "in action" walk the pathway and various homes have them! First come, first serve!
 - 4. Weeds: If any homeowner needs assistance with the removal of weeds, there is a group of "friends" that are willing to help! Please let us know and we will help get your property back in order. (This is not a weekly service!
😊)
- v. Propose next meeting July 30th, Sunday, at noon.

- e. Adrienne did report to City Health Department the house that had allegedly opened a take-out restaurant business, no response from the City of San Jose.

8) New Business

- a. Board has indicated that only one access to the Clubhouse/Pool as a Homeowner per property. Board has indicated that ADU *rentals* do not have automatic access to the pool, they must to become an Associate Member to access the pool.

9) The meeting was adjourned at: 8:58 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

Status of Collection Accounts

Case 201603: 7232 Via Colina

Case 201802: 7201 Via Maria

Case 202301: (Neunzig, need address)

Case 202302: (Robles, need address)

Violations

7215 Via Colina- fence issue, fined.

7201 Via Maria-trash (metal shelf) in front yard....over a year! Fine implemented at \$100. 6th letter sent.