

LOS PASEOS HOMEOWNERS ASSOCIATION

August 9, 2023

Call to Order -- Robert called the meeting to order at 7:04 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Jackie Rose, Director at Large; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative.

- 1) Approval of Minutes: Jackie motioned to approve the July 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 in good standing chose to speak.

3) Associate Member Representative Report

There has been some discussion about (a) multiple simultaneous parties. It was noted that an unusual situation happened where the Clubhouse party was wandering in the pool area. Adrienne ensured that they were escorted back to the Clubhouse. Also, (b) it is the perception that the number of simultaneous parties has been larger this year. The Board notes that the rental business supplements income to make sure that dues are lower for all, and that the number of parties and guests was not above the expected number.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$262,180
 - ii. Focus Reserve Account – \$62,475.00
- b. The budget and actuals-to-date were reviewed by the Board.

5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: none
 - ii. Houses for sale: none

- iii. Houses sold: none
- iv. Violation letters: 1 violation letter sent which is a violation for the 8th time.
- v. The Board notes that Homeowners have been proactive about reporting abandoned vehicles left over the City of San Jose parking limits, and encourages all Homeowners to be vigilant in reporting parking violations as defined by the City of San Jose.

6) Office Report

- a. Clubhouse Manager Report
 - i. Four bookings in August.
 - ii. Touchup painting of the Clubhouse is close to completion.
 - iii. Adrienne reports she is actively brainstorming for ideas people to attend events at the Clubhouse.
- b. Collections:
 - i. Number of Homeowners Paid to Date: 277
 - ii. Number of Homeowner Late to Date/Sent to Collections: 2 (As of 4/1/23)
 - iii. Number of Associates Paid to Date: 87
 - iv. Collections Status:
 - 1. Case 201603: Homeowner owes ASAP Collection Agency. We had to write them a check for \$2100 to take care of past dues fees from 2016.
 - 2. Case 201802: No movement on this case because they cannot serve the husband because he is living outside the country. Still waiting for an answer on this property.
 - 3. Case 202301: Case is with UTS. RESOLVED FULLY PAID!!!!
 - 4. Case 202302: Case is with UTS. No payments have been made. UTS had asked if Board would waive fees to resolve case; via email, no one on the Board moved to waive fees so no vote was taken.

7) Old Business

- a. Pickleball: Considering resurfacing for the Pickle Ball court, as demand is quite high. Quote: for the current court for a professional resurfacing: \$28,000. However, Adrienne is getting a quote for materials only in the event volunteers can help resurface the court.
- b. Stingrays (Fall/Winter Swim Team): Board is considering the overall budget and the cost of maintaining the Pool year round; given past budget issues because of COVID issues the Board is considering keeping the fees the same and will look at the stabilized data next year in the event further modifications to the fees are needed.
- c. Summer concerts #3 and #4 are upcoming, Adrienne will advertise via the email newsletter.

8) New Business

- a. Masters Swim Club: Fee per year \$75. (18 and older) LPAC for over 18, off season. Board considers this a good benefit for the Homeowners and Associates.
- b. Taxes: resubmitted, \$1800 refund. The Board acknowledges the efforts of Daniel and Adrienne to make sure this inequity was corrected.
- c. Rob will update hours for pool on the website so they reflect the current hours, especially since the pool is now used year round.

9) The meeting was adjourned at: 8:35 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.