

LOS PASEOS HOMEOWNERS ASSOCIATION

May 1, 2024

Call to Order -- Robert called the meeting to order at 7:09pm. In attendance were Robert Lombardi, President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Andres Alfaro, Director at Large; Adrienne Burke, Office Manager; Amelia Hadfield, Associate Representative; and Brian Sullivan, Homeowner.

- 1) Approval of Minutes: Robert motioned to approve the April 2024 Minutes. Richard 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.

Brian discussed with the Board the definition of “earth tones” for house paint as required by the CC&Rs and By Laws. While the Architecture Committee no longer requires specific manufacturer paint colors, in general “earth tones” are characterized by the current paint palette for houses in the Association. As a general guide, bright or vibrant colors, or colors that clash with homes in the Association, are prohibited. The Architecture Committee reserves the right to approve paint colors submitted by Homeowners on the Home Improvement Request for Architectural Modification form (available on the LPHOA website.) Brian is also in the process of removing a large tree, and the removal is authorized by the City of San Jose.

3) Associate Member Representative Report

Amelia reported a concern that the soap dispenser is not working properly; Adrienne will address this concern.

LPAC: The following behavior has been observed during practices and meets: children in the spa, children running on the table tops, and children with sticks. The Board notes these behaviors are prohibited and asks that LPAC ensure that such behavior is stopped when noticed by LPAC staff and/or parents. The Board also emphasizes that parents have an

obligation supervise children who are not in the pool, since the staff and lifeguard's attention is focused on those in the pool.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$311,722.00
 - ii. Focus Reserve Account – \$89,655.00
- b. Board reviewed the budget to date.

5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 6898 Avenida Rotella (large tree removal)
 - ii. Houses for sale: 7111 Via Romera
 - iii. Houses sold: none
 - iv. Violation letters: one violation letter; also 36 pre-warnings.

6) Office Report

- a. Clubhouse Manager Report
 - i. Lifeguarding classes are all filled.
 - ii. Umbrellas repairs are on order, should be received in time for the season (still the same.)
 - iii. Clubhouse Rentals: five for May, five for June.
- b. Collections:
 - i. Number of Homeowners Paid to Date: 277
 - ii. Number of Homeowner Late to Date/Sent to Collections: 2
 - iii. Number of Associates Paid to Date: 82
 - iv. Collections Status:
 - 1. Case 201802: Delinquent Homeowner was reported to the collection agency that the Homeowner was in the country and working at a company in the Bay Area. They will try to serve him at the office, waiting to hear back. (Status is the same as previous month.)
 - 2. Case 202401: Homeowner did not want to pay dues because he was going to flip the house; as the Association CC&R and By-laws do not allow such an exception and this was explained to the Homeowner, the delinquent Homeowner was sent to collections. No HOA package will be available until collections is satisfied. (Status is the same as previous month.)

7) Old Business

- a. Parking Lot: The installers did an amazing job, not too bright, but not scary to go to the car.
- b. Pickleball Court: The Board toured the Pickleball Court, and found that an exceptional paint job was completed by a crew of volunteers. Given the newness of the court painting, the Board

states that no food is allowed as well as no children on the court. General Sport Court procedures and rules will be addressed at the next Board meeting.

8) New Business

- a. Parking Lot: needs maintenance, there are numerous issues. Adrienne will obtain some quotes for the Parking Lot.
- b. Cinco de Mayo: will be in the Clubhouse, a festive time should be had by all.

9) The meeting was adjourned at: 8:51 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.