

LOS PASEOS HOMEOWNERS ASSOCIATION  
June 11, 2025

Call to Order -- Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Jackie Rose, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Amelia Hadfield, Associates Representative; and Adelia Singh, Homeowner.

- 1) Approval of Minutes: Jackie motioned to approve the May 2025 Minutes. Rich 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.

Adelia asked about cars that are parked for a long time on the Association streets. Board noted that the streets are owned and controlled by the City of San Jose, but did recommended reporting violations to the City as needed.

- 3) Associate Member Representative Report

- a. LPAC Swim Meet Report: Life vests were not returned to the correct spot, as well as the deck box which contained the pool noodles. To facilitate replacement Adrienne will supply photos of the correct locations.
- b. Amelia reported concerns not having the Sport Court available, especially for children to run around. Board explained that the Sport Court is rented for supplemental income, and balances the access of Homeowners and Associates with the addition revenue to offset dues. The Board notes there is currently implemented an easy system to reserve the pickleball court/basketball court, but an adult needs to be there. Motion: Association to implement a pilot program for which the basketball court is automatically reserved during the Adult Swim times (2:30-3:00pm, 5:30-6:00pm) every day for one month; this will be supervised by a staff member, and participants must have shoes. To monitor usage for the pilot program, lifeguards are asked to keep a tally of how many people

use the basketball court. Jackie motioned. Rich seconded. Motion passed.

#### 4) Financial Report

- a. Current Account Balances:
  - i. Focus Checking – \$ 235,262.68
  - ii. Focus Reserve Account – \$117,427.72
- b. Board reviewed income and expenditures to date.
- c. Dues and Subscriptions will be reviewed by Adrienne, there may be an error in recording.
- d. Still working on implementing the reserve line so the Board can distinguish more easily between operating and reserve spending.
- e. Jackie and Adrienne will resolve net income issues.

#### 5) Architectural Committee:

- a. Approvals: 7067 Via Barranca -- driveway repair timeline, 7211 Via Colina -- landscaping front yard, 7096 Via Ramada -- paint color
- b. Houses for sale: 7179 Via Maria, 7054 Via Barranca
- c. Houses sold: none
- d. Violation letters sent: none

#### 6) Office Report

- a. Clubhouse Manager
  - i. Clubhouse rentals: three for June, three for July.
  - ii. Pool umbrella: one umbrella was broken after a swim meet, LPAC is replacing the umbrella. Currently purchasing new wheels for other large umbrellas
  - iii. Swim: currently are having an issue with accidental fecal releases (AFR); have had two AFR this year. This is a loss of revenue because of the loss of swim lessons and cost to clean the pool.
  - iv. Wading pool: This was closed due to a ceramic piggy bank breaking in the pool. For the record ceramics and glass are strictly prohibited, but the item was brought into the pool anyway. Will try to vacuum, but might need to drain.
  - v. Glass containers are also an issue, will continue to monitor. Jackie will make a sign indicating no glass in pool.
  - vi. Father's Day: There will be a Father Day's Zone and pool basketball :-).
- b. Collections:
  - i. Number of Homeowners Paid to Date: 279 / 279
  - ii. Number of Homeowner Late to Date/Sent to Collections: N/A
  - iii. Number of Associates Paid to Date: 75 / 75
  - iv. Collections Status:
    1. No Homeowners are in collection status.

## 7) Old Business

- a. 5<sup>th</sup> Grade Pool Party Report: Adrienne reported that the pool party went well. Having half of the students out of the pool made a huge difference. Also, engagement by the teachers and parents was great, and overall felt much better. Still need to have a meeting with all parties for feedback. One change which could be made for next year: the Snack Bar could be open, but there is a need a staff member and to stock up on items. It is noted that the school is happy that the party was able to happen. It is noted that this year the students signed a contract, and were well aware of the expectations. Adrienne will write a letter to the school describing which procedures and rules were put in place so that we have a record of what we will do. Comments on the letter would be accepted.
- b. 8<sup>th</sup> grade pool party: This was supposed to be an individual's pool party, but it turned out an entire grade came; this was a very difficult time for the lifeguards. Pool parties are limited to 75 guests. In the future, the number of guests at the pool parties will be more closely monitored.
- c. Jujitsu mats: As discussed in a previous Board meeting, the mats were supposed to be stored off site, but were on site and wet by sprinklers. Board is continuing to require the mats be stored off site, and the Association is not responsible if they are left on site.
- d. Pool 10 pack: have had a positive response, tracking data for evaluation of the program for next year.

## 8) New Business

- a. Gophers: Caught a gopher; there is a \$50 bounty if one is caught.
- b. Associate member definition: Rules and Regulations to be updated to specify that there is a maximum of six persons per Associate member household. Rich motioned, Jackie seconded. Motion passed.
- c. Tree trimming: paid \$900 for arborist report. The City of San Jose has the following requirements: (1) the ratio of replacement trees is five-to-one; (2) need receipts and (3) a picture of the plants (minimum 24 gallon trees). Tree trimming is an option, but may need to close the pool. Greg motioned to proceed with tree trimming. Jackie seconded. Motion passed.
- d. Horseshoes pit: Some Homeowners would like to form a team and use it when the facility is open, but not during swim meets. The Homeowners will repair as needed. In general, the Board encourages Homeowners to use the Clubhouse and facilities, and

supports this activity. Guests will still need to pay the appropriate guest fees.

The meeting was adjourned at 9:06 pm.

9) Executive Session

The times when Board meetings may be 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**