

LOS PASEOS HOMEOWNERS ASSOCIATION

May 13, 2026

Call to Order – Robert called the meeting to order at 7:06 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gregory Cook, Secretary; Daphne Demaiter, Director at Large; Adrienne Burke, Office Manager; Jaymin Shah, Associate Representative; Meghan Carlson, LPAC Representative, and Quinn Hung and Eric Huang, Homeowners.

- 1) Approval of Minutes: Rob motioned to approve the April 2026 Minutes. Jackie 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.

Quinn and Eric: Requested the Board's help with neighbor long term violations at 124 Bernal Road. Stated that previously an illegal restaurant was operated here. Also stated that cars and parking are an issue, since the four-bedroom house has over 10 people. Stated that there are significant fire and safety issues, as well as expired tags on some of the cars. Board response: a particular van has been reported to the City of San Jose three times, and also talked to parking enforcement officer. Board notes that the streets in Los Paseos are part of San Jose, so we have a limited amount of leverage there. The Board notes that the following CC&R rules can be pursued. 4.18: no parking for more than 48 hours in the Alley; 5.1d name of each adult tenant must be reported; 5.2 the unit may not be run as a Boarding House. Board is cognizant of these ongoing issues and will continue to pursue all remedies available within the LPHOA CC&R, By laws, and Regulations.

3) Associate Member Representative Report

- a. Jaymin reported that Associate Members asked about limited pool operating hours. The contention is that these limited operating hours prevent Associate Members accessing the pool and that therefore they are not getting the full measure of their Associate Membership.
- b. Board response:

- i. The “limited” hours are entirely related to weather and other operating conditions (e.g., “fecal incidents”.) The Board is dedicated to minimizing costs each year to avoid excessive increases in dues. The Board notes that minimum wage requirements are now \$20 per hour; this makes keeping the pool open in marginal weather for very few people extremely expensive. As an example, when the temperature is 68F, very few people will be swimming during the open swim hours.
- ii. Re-evaluate September hours: We will be minimizing hours which are underutilized, and look at the data again this year. The Pool will likely not be open after Labor Day if numbers don’t support it. We keep attendance data, and it shows attends drops signification after Labor Day.
- iii. For current closures: in addition to an email about closing the pool, Board strongly suggests that if Homeowners and Associate Members are planning to come to please call the Clubhouse/Pool ahead of time if the conditions are marginal.
- c. LPAC: Board requests that Meghan ask LPAC coaches to collect all the clothing that is left over after practices and swim meets, rather than leaving it for the Pool Lost and Found.

4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$281,494.00
 - ii. Focus Reserve Account – \$67,824.00
- b. Board reviewed the budget to date.

5) Architectural Committee

- a. Approvals: 7037 Via Serena (garage door replacement, and converting lawn to native plants.0
- b. Houses for sale: 7078 Via Ramada
- c. Houses sold: none
- d. Violation letters sent: One verbal warning: front yard continues to be piles dirt.

6) Office Report

- a. Clubhouse Manager
 - i. Mother’s Day: Everyone was happy with the massages, plus “mom” beverages. :-)
 - ii. Household rental clarification: Adding household members, including **parents** of renter living in the house, should not exceed household limit.
- b. Collections:

- i. Number of Homeowners Paid to Date: 278 / 279
- ii. Number of Homeowner Late to Date/Sent to Collections: 1
- iii. Number of Associates Paid to Date: 75 / 75
- iv. Collections Status: One Homeowner is in collection status.

7) Old Business

- a. CB Concrete work: Final result looks great, have had many compliments. Concrete sealing needs to be done (this was not in the contract), especially in front of the snack bar. Adrienne will ask for employees who need extra hours. Will work on drilling for bike rack
- b. Block parties: Adrienne will develop a flyer, and publish schedule.
- c. Lounge chairs: The old (worn out) lounge chairs are now \$10 each, advertising their availability now.
- d. Trivia Night: Went great, roughly 25 people, very fun people attend!

8) New Business

- a. No new business was discussed.

9) The meeting was adjourned at 9:54 pm.

10) 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.