

BOARD MEETING MINUTES
LOS PASEOS HOMEOWNERS ASSOCIATION
JUNE 9, 2027

Executive Meeting Called to Order at 6:37 PM

- The executive session was for the hearing request for violation at the residence of Martin Fujitani, 6890 Avenida Rotella
 - Adrienne Burk, Association Manager, commented that she had emailed Mr. Fujitani in April 2026 after many correspondences over the past two years (including an extension in March 2025) to let Mr. Fujitani know that he was still in violation and that no progress has been made to the front yard of his home. Mr. Fujitani had previously agreed to have the front yard completed no later than May 31, 2026.
 - Currently, the front yard is still in the same disrepair and neighbors are complaining.
 - June 1, 2026, the letter of hearing request was sent to Mr. Fujitani and during this board meeting, Mr. Fujitani has agreed to have the project completed by June 30, 2026, or the board will be forced to begin levying fines as the next step to Mr. Fujitani until issue is resolved.

Executive Meeting adjourned at 6:51 PM

Regular Meeting Called to order at 6:57 PM

Roll Call: Adrienne Burk, Richard Doucette, Daphne Demaiter, and Jackie Rose were present.

Approval of May 2026 Meeting Minutes

- Motion by Jackie Rose to table the approval of the meeting minutes until July board meeting to give time for the members to review and make edits. Seconded by Daphne Demaiter. Motion passed

Open Forum

- There was no open forum during this meeting.

Associate Member Representative Report

- There was no report made during this meeting.

Financial Reports

- June 2026 Review
 - There were no changes by the board to the current budget report
- Board Members along with Adrienne will be looking into the cost of purchasing a Mac Book Air for use by the Board and manager.

Committee Reports

- Approvals
 - 7054 Via Ramada, Shahara St. John submitted a request for approval to on the paint color she would like to use to paint her home. The request was discussed and approved by the Board.
 - 7031 Via Pradera, Brandon McGirney submitted a request for approval of a new garage door. The request was discussed and approved by the Board.
- Homes Sold
 - Ms. Burke commented that there was one home sold this month and three homes going on the market soon.
- Violation Letters Sent
 - 7215 Via Colina residence was sent a formal hearing request letter through the attorney for attendance at our June 10th meeting. We have not had any response from letter sent. However, since the meeting was changed to June 9th and the Board has no way to contact the resident except through the mail, we will be asking attorney to send a second hearing request letter requesting attendance at the July 8th Board meeting. If there is no response and/or attendance with can move forward with levying appropriate fines.

Office Reports

- Clubhouse Manager Report
 - Father's Day – Clubhouse will host father and lunch with hotdogs donated by Los Gatos Meats.
 - Block Parties – Block parties will begin in a few weeks. The schedule was posted on the website and via email. Ms. Burke requested that the Board Members try and come by each party to say hello and introduce themselves to the neighborhood.
 - Pool Covers – Ms. Burke commented that the pool covers which are only four years old are splitting and beginning to crack. She commented that there is a seven-year warrantee for the covers and will continue to try and contact the company to request replacement. She will provide an update as soon as she has more information.
 - Bike Rack installation – Ms. Burke has received a quote from one of her handymen to reinstall the bike racks after the new concrete has cured. The cost is \$200 and he will be installing it on Monday, June 15th.
 - Bingo Night – Commented that the next bingo night will be held on Friday, June 19th. Requested that moving forward, that bingo nights occur three or four times a year instead of once a month. Board agreed with her suggestion.
 - BBQ Repairs – Commented that one of the BBQs will possibly need new burners and has a BBQ repairman coming to fix it on June 10th.
- Pool incident – Commented that a member who lives on Via Maria owes a fine of \$100 which has not been paid in almost two years. He was informed on several occasions that his club privileges were on hold until the fine was cleared up.

- He was denied pool access on a previous occasion and was not happy about the news.
- On June 7th his daughter came to use the pool and was again denied and got very irate and verbally abusive. She went and got her dad, and he became very irate as well and verbally abusive to Ms. Burke and her staff. Ms. Burke called the police and was on the phone with the police. We asked that he wait for police. While waiting, a member leaving the gated pool area opened the gated and the via Maria resident decided to push their way into the pool area. The board decided it be better to not cause any further disruption and waited for SJ PD to arrive in which they never came. However, there is an incident report and call were recorded.
- Since the member in question stated that he had not known about any fine, the Board will be re-sending the invoice and requesting payment of \$100. Also, reiterating in the letter that clubhouse privileges are on hold until payment is made.
- Once the board receives payment, his privileges will be re-instated immediately.

Meeting adjourned at 8:37 PM