

LOS PASEOS HOMEOWNERS ASSOCIATION
October 8th, 2019

Call to Order -- Robert called the meeting to order at 7:05 pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Richard Doucette, Member at Large; Adrienne Burke, Office Manager; Jim Kinker, Dharmendra and Hita Modha, Homeowners.

- 1) Approval of Minutes: A motion to approve the August 2019 minutes was made by Robert and seconded by Richard. Motion passed. A motion to approve the September 2019 minutes was made by Robert and seconded by Richard. 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.

Jim: noted that the neighborhood is not being taken care of as well as in the past. The Board noted that we do have an active Architectural Committee program, and continue to generate violation letters and fines where appropriate. However, the Board appreciates letting us know that the status of the neighborhood and expressing concern that in some cases there is a serious lapse in neighborhood decorum. Adrienne will step up enforcement efforts along with the Architecture Committee.

Dharmendra and Hita: Expressed concerns about alleged drug dealing at the Church of Latter Day Saints parking lot. Adrienne will contact a member of the church informally to see if measures can be taken. This is also a possible candidate for the video surveillance program, Robert volunteered to initiate a contact. Hita also concerned about birds, and providing new habitat. Since this was more of a larger concern, Board suggested contacting Los Paseos Neighborhood Association information (Greg Peck) for a broader neighborhood solution.

- 3) Associate Member Representative Report
 - a. No report.
- 4) Financial Report
 - a. Current Account Balances:

- i. Focus Checking – \$95,437.11
 - ii. Focus Reserve Account – \$60,691.57
 - iii. Board reviewed the budget and revenue to date.
- 5) Committee Reports
 - a. Architectural Committee
 - i. Approvals: none
 - ii. Houses for sale: 7070 Via Ramada, 7045 Via Barranca, 7208 Via Bella, 7206 Via Maria, 114 Bernal Road, 124 Bernal Road
 - iii. Houses Sold: None
 - iv. Violation letters: Four violations letter were sent this month.
- 6) Office Report
 - a. Clubhouse Manager Report
 - i. Pool is now closed, we had a successful season.
 - ii. Ten employees came for the pool shutdown, many items have been removed, overall went well.
 - iii. Adrienne purchased and installed an acoustic sound meter for the Clubhouse.
 - iv. Rentals: 4 for October, 3 for November, 3 December, 2 January, 2 February (all before new rates imposed)
 - v. Currently working on 2020 budget
 - vi. Adrienne is planning to become Lifeguard certified and also hold an Instructor certificate; cost has been put into budget.
 - vii. Working on Holiday event with LPNA. “First Weekend in December” color signs. Looking into permanent signs with replacement date.
 - b. :
 - i. Number of Owners Paid to date: 275
 - ii. Amount paid to date; \$178,398
 - iii. Number of Associates Paid to date: 76
 - iv. Amount Paid to date: \$52,200
 - v. Number of Owners Paid Late: 49
 - vi. Amount of Late Fees Paid: \$3,340
 - vii. Number of Owners Delinquent (as of 5/14/2019): 5
 - viii. Number of Owners being sent to Collections in 2019: 2
 - ix. Date Notice letter sent: 4/19/2019
 - x. Date sent to Collection Agency: 5/24/2019
 - c. Status of Collection Accounts
 - i. Case 201603 – New Chapter 13 bankruptcy case granted as of 11/2017. Current balance is \$2011 (includes 2019 assessment.) Relief from stay has been filed January 2019. Homeowner agreed to payment plan to avoid relief of stay motion. Awaiting details of payment plan from collections.
 - ii. Case 201606 –Current balance is \$1,901 (includes 2018 and 2019 assessment/late fee.) The house is bank owned.

Bank payment of \$702 received 6/3/2019. Still awaiting Homeowner payment of \$1901, status unchanged.

- iii. Case 201801 – Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.) No payment received as of 10/08/2019.
- iv. Case 201802 -- Initiated collection process 8/2018. Lien documents sent to collection company 10/23/2018. Current balance is \$1,370 (includes 2018 and 2019 assessment.) Non-judicial foreclosure documents sent to collections agency on 6/21/2019. Current Account Ledger being sent to collection agency the week of 9/9/2019. No change in status this month.
- v. Case 201902 – New case submitted for 2019 dues on 5/24/2019. Total due to LPHOA is \$702 as of 6/21/2019.

7) Old Business

- a. Adrienne is using My San Jose App to update for lights and cars in Alley. Looking at plans for light locations.
- b. Board reviewed updates for the Rules & Regulations. Will vote on new R&R in the next Board meeting.
- c. Jerry the pool guy: one of the heaters was not working, now repaired. Noted that it is possible that the chemicals are leaching and affecting the Pool House. We are currently exploring options for storage.

8) New Business

- a. RSVPs for the Wine Tasting are low. Adrienne will send another notice to drum up participation.
- b. The LPHOA budget needs to be approved in November; it is currently being reviewed by the Board.

9) The meeting was adjourned at 9:17 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.