

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

February 4, 2006

In Attendance:

Susan Kind	Cheryse Triano	Gizelle Lamb	Rosemary Alvarez
Damon Holst	Jim Kinker	Warna Rodenborn	Chris Roberts
John Godwin	Tim Nemeth	Jenn Holst	Jona Denz-Hamilton
Jim Rodenborn			

The meeting was called to order at 7:05 p.m. The January 2005 minutes were reviewed and two corrections were noted. The corrected minutes were approved. (Jona motioned to approve; Cheryse seconded the motion.)

Items Discussed:

Financial:

Balances:

- a. Checking: \$5,022.70
- b. MRA: \$16,700.55
- c. Wadell and Reed: \$72,066.48

Old Business: No items were discussed.

Items from the Floor: No issues were raised.

New Business:

- a. Architecture Committee Report. More volunteers are needed for the Committee to ensure better coverage and reporting of CCR violations. If interested, contact Tim for details.
 - i. Home Project Form. Revised form will include an expected completion date to be completed by someone on the Committee. This expected completion date will be based on the homeowner's estimate of the duration of the project.
 - ii. Standing Monthly meetings. The Committee will meet regularly the last Wednesday of the month, and hearings will be scheduled for this date, as necessary. Members of the Committee who can not make the meeting should email their street observations to Chris who maintains the violation listing.
 - iii. New plans for 74 Bernal. The new plans for 74 Bernal were reviewed at the meeting. The new plans are still not in accordance with the City of San Jose Single-Family Design Guidelines nor in accordance with the LPHOA CCRs. As such, another letter will be sent to Mr. Tran disapproving the new plans for 74 Bernal for the same reasons as stated above and as stated in the first letter sent to Mr. Tran.
- b. Reserve Study. The preliminary study was received and will be reviewed by Gizelle.
- c. Grounds Report.
 - i. Volleyball Court Conversion Quote. Two bids were received and were discussed. John Godwin researched and disseminated details regarding the Community and Action Pride Grant. It was decided to pursue the Grant due to the significant, unbudgeted cost involved with this project. Also, it may be possible for the James Boy Ranch (Morgan Hill) to build picnic tables for the LPHOA at a reduced cost.
- d. Pool Report: Nothing to report.
- e. Gardener Report: Nothing to report.
- f. Office Report. 353 invoices were mailed to the homeowners, as well as 21 CCR violation letters. Susan is commencing the hiring process for summer staff, including advertising at the local junior colleges for lifeguards. Neighborhood kids will be acceptable as gate attendants, but more mature and experienced lifeguards are being sought to prevent the problems that occurred in the past. Susan will take a course to renew her CPR qualification.
 - i. Kitchen Remodel & Floor Replacement. Several bids and estimates for new cabinets, new counters, and new flooring were reviewed and discussed. Due to the significant costs involved, it was decided to get new estimates for only redoing the floor this year.
 - ii. Rental Report: 3 dates for February.
 - iii. Welcome Committee: 1 new member package delivered.
- f. Social Activities:
 - i. Spaghetti dinner (March 25). Tickets will be discounted if purchased in advance.
 - ii. Wine tasting (April 29).
 - iii. Opening Day activities. A cookout will be held May 6.

With all business concluded, meeting was adjourned at 9:00 p.m. (Gizelle motioned to approve; Jona seconded the motion.)