

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

April 5, 2006

In Attendance:

Susan Kind Tim Nemeth Jona Denz-Hamilton Gizelle Lamb Cheryse Triano Chris Roberts
Damon Holst Helen Gardin Dan Bilkey Paz Bilkey Emily Booth

The meeting was called to order at 7:20 p.m. The March 2006 minutes were reviewed and approved. (Cheryse motioned to approve; Chris seconded the motion. All approved; there were no objections.)

Items Discussed:

Financial Balances:

- a. Checking: \$11,287.21
- b. MRA: \$114,000.00
- c. Wadell and Reed: \$72,066.48

Items from the Floor:

- a. Tina Mentzos, attorney at law, gave a presentation to some of the Board members before this meeting regarding her approach to securing tax-exempt status for LPHOA. A local CPA, also qualified in completing this type of exemption, has also offered her services. The Board is in the process of comparing both approaches.
- b. Dan and Paz Bilkey appealed the disapproval of their Home Improvement request to the Board. They want to install solar panels on their front roof for maximum solar exposure, but their request was disapproved. They would also like to remove the three trees in the front yard that would partially block the panels' exposure to the sun. The Board asked to see pictures of the type of solar panel they would like to install so as to determine whether the panels would present an image problem. The Bilkey's indicated they would provide the Board pictures of the solar panels they would like to install.
- c. Emily Booth was concerned that an approved Home Improvement request wasn't presented to her for her preference before being approved, and that she didn't agree with the approved request. It was explained that in 1999 the restated declaration of the CCRs charged the Architectural Review Committee and the Board with deciding the status of all Home Improvement requests.
- d. The swim team has requested two new back stroke poles and caps for the holes.

Old Business:

- a. Community Action Pride (CAP) Grant. Gizelle had submitted the grant application for the volleyball court repaving and marquis-style LPHOA clubhouse sign, but unfortunately the grant was not approved. Gizelle will resubmit another grant application next year. The Board greatly appreciates the suggestion and background paperwork from homeowner John Godwin who brought this valuable tip to the attention of the LPHOA in the first place.
- b. Clubhouse floor replacement. Gizelle showed the Board tile swatches and Cheryse volunteered to provide photo images superimposed with each floor type depicted.

New Business:

- a. Architecture Committee Report. It was decided to rewrite the CCR violation notification letter to indicate that should the homeowner disagree with the CCR violation they could bring their argument to the Architectural Review Committee meeting, normally the week before the LPHOA meeting. Subsequent violations are subject to fines and additional penalties from the City of San Jose Code Enforcement Section.
- b. Financial report.
 - i. Reserve Study. Gizelle reported that we should add a clubhouse roof replacement to the

list of scheduled maintenance. She's in the process of getting estimates and bids for the pool's edge concrete repair.

c. Grounds Report. Sal has resigned. Gizelle is looking into a contract-based replacement. Dirt in the volleyball-area needs to be leveled prior to the opening of the pool.

d. Pool Report.

i. Staff hiring update. Tim and Susan interviewed numerous applicants and as a result Susan has mailed out seven offer letters for life guards and five letters for gate attendants.

ii. Pool needs. Looking into purchasing replacement shirts for the swim team members, replacement lounge chairs, replacement umbrellas for the pool-side tables, and replacement clubhouse tables. Cheryse volunteered to look into a possible better price for the shirts.

iii. BBQ charcoal pans. Thanks to a suggestion from homeowner John Godwin, we were able to order replacement BBQ pans made at the William F. James Boys Ranch at a greatly reduced price of \$100. (Gizelle made the motion to approve the purchase, Damon seconded the motion. All approved; there were no objections.) The pans will be ready for pick-up soon.

iv. Water aerobics. There was some general discussion regarding the pros and cons regarding the resumption of water aerobics this pool season.

e. Gardener Report.

i. Gardner review. Paul was given his 30 day notice. Gizelle is looking into a replacement gardener who will be paid on a contractual basis and will be self-insured. She is also looking into landscaping bids, to include trimming the overgrown ivy.

f. Office Report.

i. New copier purchase. Gizelle will look into the cost of purchasing a color copier for the office. There was some discussion regarding the cost of the copier verses the yearly copying fee we presently pay.

ii. Rental Report. 1 date for April.

iii. Welcome Committee: 1 new member package was delivered.

iii. Cleaning service. Susan is comparing the services of two companies.

iv. Cell phone. It was agreed to purchase a cell phone for office use. (Gizelle made the motion to approve the purchase, Tim seconded the motion. All approved; there were no objections.)

g. Social Activities:

i. Wine Tasting- April 29.

ii. Pool Opening Day activities (May 6). A BBQ cookout will be held in conjunction with the first day of the pool season.

iii. Spring Flea Market- Sunday, June 4.

With all business concluded, meeting was adjourned at 10:15 p.m. (Tim motioned to approve; Chris seconded the motion.)