

LOS PASEOS HOMEOWNERS ASSOCIATION BOARD MEETING

July 12, 2006

In Attendance:

Damon Holst Jenn Holst Cheryse Triano Chris Roberts Ed Olsen
Susan Kind Tim Nemeth Jona Denz-Hamilton Gizelle Lamb Helen Gardin

The meeting was called to order at 7:09 p.m. The June 2006 minutes were reviewed and approved. (Jona motioned to approve; Damon seconded the motion. All approved; there were no objections.)

Items Discussed:

Financial Balances:

- a. Checking: \$14,451.82
- b. MRA: \$80,492.81
- c. Wadell and Reed: \$82,066.48

Old Business:

- a. Alley blockage issue. Tim will contact the Fire Captain to determine if blockage of the alley constitutes a fire department access issue.
- b. Trash from the Bernal Road McDonalds. Trash from the McDonalds across the street from the LPHOA Bernal residents continues to be an issue as McDonalds' trash winds up on their property. Gizelle will contact the McDonalds' manager.

Items from the Floor:

- a. Mike Tatarakis- Diving board discussion. Mike was not present but had asked the Board to discuss the merits of keeping the diving board vs. removing the board as he feels that the diving board presents an attractive nuisance and should be removed. The Board discussed the pros and cons of keeping or removing the diving board. It has not been determined whether the clubhouse insurance policy would cost less without the board. Other insurance companies have indicated that the pool itself constitutes an "attractive nuisance", so the Board commenced a discussion regarding related issues (i.e. constructing a fence to physically isolate the pool from the rest of the clubhouse space, similar to Ranch San Antonio's set-up; hiring a security guard during rentals to ensure no unauthorized pool usage; constructing a bathroom inside the clubhouse; purchasing a rigid pool cover). The most practical approach involved the fence option, so Susan will look into fencing options. It was also decided to put the question of diving board retention or removal in the Que Paso to solicit input from the homeowners.
- b. Obtaining a different URL for the LPHOA web site. The present LPHOA URL doesn't trigger most web search engines, making our website difficult to find. For a very reasonable cost, we can have a more web-search-friendly URL that will direct most search engine queries to the LPHOA website. A motion was made to allocate up to \$50 for 5 years to purchase rights to a new URL. (Damon made the motion and Gizelle seconded the motion. All approved; there were no objections.)
- c. Troop 212 swimming merit badge workshop. The Troop requested free usage of the pool for a 3 hour long workshop to let the Boy Scouts earn the swimming merit badge. The Board approved the request under the condition that Troop 212 provides the requisite certificate of insurance.
- d. Free utilization of clubhouse/pool for non-profit groups and organizations. It was discussed that effective September 2006, every non-profit group that has historically been able to use the clubhouse and or pool for free will now have to commit to a pre-determined amount of labor/support that will benefit the LPHOA. The amount and type of labor/support for LPHOA will depend on the frequency of usage of the clubhouse and or pool.

New Business:

- a. Architecture Committee Report.

i. Solar panel installations. Chris reported that he had researched the various solar panel acts and regulations and discussed LPHOA solar panel installation scenarios with San Jose planners to ensure the Board's present stance regarding solar panel installations was reasonable and acceptable.

ii. The new color swatches will be ready to be reviewed soon.

b. Financial report. Gizelle to work with Lynda to synchronize the LPHOA books using the Quickbooks application. The current MRA account amount is lower than last month's amount due to summertime wages.

c. Grounds Report.

i. Gizelle is reviewing a bid on a project to remove the decorative, non-load bearing walls in front of the clubhouse.

d. Pool Report.

i. Pool pumps. Two of the three pumps were replaced last year due to age and resulting failure. The third pump is now showing signs of failure. It might cost approximately \$200-300 to repair the third pump. A motion was made to replace the third pump; total cost approximately \$900. (Cheryse motioned to approve; Damon seconded the motion. All approved; there were no objections.)

e. Gardener Report.

i. The dead tree removal and tree trimming is in progress.

ii. Frank will remove some wild juniper plants and uncover some buried boulders.

iii. Emergency bee nest removal. On a Sunday, Susan had to have a pest control company remove a bee nest on the Association grounds that had grown quickly and posed a hazard to the people renting the clubhouse. Our present pest removal company did not respond as they did not consider the nest removal as an "emergency". As a result, additional, unbudgeted funding had to be spent for another company to remove the nest.

f. Office Report.

i. Que Paso advertising. It had been previously agreed upon that no more than 25% of the Que Paso would be dedicated to advertising. Discussed prioritization of who gets the 25% advertising space, location of the advertising space in the Que Paso, and pre-pay options. It was decided that due to the limited amount of advertising space, businesses would be limited to a maximum size of a quarter page advertisement per issue, and they must submit their advertisement and payment no later than the 20th of the month. There is no limit on full size page advertisements as the business provides the flyer in addition to paying the monthly rate. Guidance to be placed in the Que Paso.

ii. Rental Report. 1 rental for July; 1 rental for August.

iii. Welcome Committee: There were two home sales and new member packages delivered.

iv. Swim lessons. Seventy-nine (79) children have signed up to date. As there has been some homeowner interest in an adult session, Susan will investigate the feasibility of an adult lesson for next summer. The lesson could use 2 lanes and would be conducted simultaneously with the adult lap swim.

g. Social Activities:

i. Family Fun Nights. July 15, August 19, September 30. Pizza, sodas and pool-based games. \$2 per person for members; \$3 for associate members. Wrist bands will be issued to ensure payment accuracy.

With all business concluded, the meeting was adjourned at 9:12 p.m. (Damon motioned to approve; Jona seconded the motion. All approved the motion; there were no objections.)