

Board Meeting

Los Paseos Homeowners Association

September 1, 2009

The meeting was called to order by Chris Roberts, President. Other board members present were Tim Nemeth, Vice President; Diane McGeachy, Treasurer; Rita Helfrey, Secretary; Jim Kinker, Member at Large; Judy Seps, Associate Member Representative; and Sarah Barber, Clubhouse Manager. In addition, the following persons were in attendance: Shirin Darbani and Robert deMong.

Shirin Darbani, representing Councilman Ash Kalra, presented D2 Review to those present. She announced a meeting on September 26 at 10:00AM at the Edenvale Library. **San Jose Prepared** will be held on December 3 at the Edenvale Library. The **Community Fest** at George Page Park will be held on September 19 from 11:00AM-5:00PM. **Coastal Cleanup** is on September 19. Ms. Darbani addressed the board and told them that if we had any concerns involving our community to be sure to call their office.

Chris moved and Diane seconded to approve the minutes with one correction.

RESERVE STUDY

Five bids have been received for our current reserve study, which are: SMA California \$1,498.00; RSI \$1,980.00 update with site visit, \$720.00 update reserve study without site visit; Association Reserves (AR) \$500.00 update life and cost factors from most prior Reserve Studies; Reserve Data Analysis (RDA) \$1,895.00 reserve study with on-site visit, \$865.00 without visit..

Chris moved and Tim seconded that we accept the services of AR or RDA pending a favorable report from the Better Business Bureau. *Sarah will check with the Better Business Bureau.*

FINANCIAL REPORT

Checking - \$1,845.76

Business Savings - \$78,060.74

Waddell and Reed - \$66,430.71

Financial Secretary, Diane McGeachy presented a Check Register for the month of August and a Profit and Loss Summary which reported that our current income is at 101%; payroll is fine and Staples has increased their copying fees (Que Paso Newsletter is copied there). She noted that the cost for uniforms for the staff, \$300-\$500, needs to be put into the budget for next year as they will not be donated by one of our non profits as in the past, and that \$100.00 was made from recycling cans. She suggested a 1.5% increase per homeowner for 2010, to allow coverage for two big upcoming expenses for pool repairs and termite damage repairs. Additionally, the budget has to be approved at the October meeting.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

No meeting was held. No approvals are pending. One house has been sold.

OFFICE REPORT

Jerry Bozzo, Pool Maintenance serviceman, has recommended four repairs totaling \$1,700.00. Chris moved and Rita seconded, spending \$275.00 to repair all gaskets on sand filters, which is item #1 on his list.

There are two homes pending sales, one home is listed for sale and there are three homes that haven't sold but are no longer listed.

Six homeowners are still outstanding.

OLD BUSINESS

The termite inspection stands as is.

NEW BUSINESS

A review was read of the August 13, 2009 Executive Session approval to initiate a foreclosure lien.

Two homeowners have mentioned a desire to run for the 2010 Board of Directors.

The meeting was adjourned.