

LOS PASEOS HOMEOWNERS ASSOCIATION
November 10, 2020

Call to Order -- Robert called the meeting to order at 7:14pm. In attendance were Robert Lombardi, President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager. No Homeowners were present.

- 1) Approval of Minutes: Gizelle motioned to approve October 2020 minutes, Robert seconded. 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.

No Homeowner chose to speak.

- 3) Associate Member Representative Report

- a. No report

- 4) Financial Report

- a. Current Account Balances:

- i. Focus Checking – \$86,885.21
- ii. Focus Reserve Account – \$80,267.77
- iii. Board reviewed the budget for 2021 against 2020. Gizelle motioned to approve the 2021 budget with only minor changes from last year, and no increase in dues. Greg seconded. Motion passed.

- 5) Committee Reports

- a. Architectural Committee:

- i. Approvals: 7055 Via Serena (tree house structure)
- ii. Houses for sale: None
- iii. Houses Sold: 128 Bernal Road, 7203 Via Bella, 6820 Avenida Rotella
- iv. Violation letters: none sent

- 6) Office Report

- a. Clubhouse Manager Report

- i. New Homeowner Welcome: Adrienne is going to welcome new Homeowners going forward.

- ii. Paseo: Adrienne worked with Greg Peck from the Los Paseos Neighborhood Association, who also walked the Paseo with a City of San Jose representative. They found at least five areas that need more light. The City will be trimming trees and adding more lights. Adrienne will keep giving updates.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 276
 - ii. Number of Owners being sent to Collections in 2020: 3
 - iii. Number of Associates Paid to date: 76
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP.
 - ii. Case 201801 – Update from ProSolutions on this case. No forced foreclosure is in place; she said the \$1000 was never paid for this property and now Gov. Newsom has put a moratorium on all foreclosures.
 - iii. Case 201802 –Owes \$2040 to HOA and additional fees to Pro Solutions. ProSolutions cannot move forward with foreclosure process due to Gov. Newsom’s moratorium.
 - iv. Case 201903 – Homeowner owes ProSolutions fees and the Association for the 2020 dues; a new collections filing was done on May 12, 2020. Second partial payment to LPHOA was made on November 3rd, 2020 of \$239. (Total \$478 to date.)
- 7) Old Business
 - a. Security camera upgrade: currently soliciting quotes for replacing the current system which is nearing end of life and has not been adequate for security in some cases this year.
 - b. Home Improvement Request form: the Board is currently reviewing the form. The Board is planning to update both the request and approval requirements. Updated form to be reviewed at the January 2021 meeting.
- 8) The meeting was adjourned at: 8:32pm
- 9) 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.