
Meeting summary

Quick recap

The board meeting addressed various operational issues including camera

access, printing of meeting materials, and financial updates presented by Danny.

Neighborhood concerns were discussed, including sprinkler systems, car issues,

and water drainage problems, with the board approving minutes from June and establishing new enforcement policies for violations. The conversation ended with discussions about extending the pool season, planning a community pool party, and exploring alternative property management options to improve transparency and community involvement.

Next steps

- Janet. to confirm with the pool inspector if the required timeframe for keeping the pool open is 1 month or 3 months
- Board. to consider replacing Dana Properties with a local bookkeeper
- Christine and Elba. to continue notifying homes with violations of HOA policy and start imposing fines
- Janet. to investigate the rock wall issue between neighbors and review bylaws regarding property boundaries
- Board. to seek bids for a push bar type exit for the pool
- Board. to look into getting quotes for a pool cover after checking with the inspector and insurance
- Janet. to update the newsletter with information about the summer pool party time change to 2-6 PM on August 23rd
- Janet. to include in the newsletter a request for interest in neighborhood activities
- Janet. to include in the newsletter a request for volunteers for the Architectural Committee
- Janet. to purchase more cameras as discussed in the board meeting
- Nick. to get access to the camera system
- Rose. to complete the financial reconciliation
- Janet. to find someone to take meeting notes since Nick is sick
- Janet. to make copies of additional documents for the meeting

Summary

Camera Access and Meeting Agenda

Janet and Nicholas discussed technical issues related to accessing a camera for a meeting. They resolved the problem by sharing the camera access through the app. Janet mentioned that she would include this issue on the agenda for further discussion. They also talked about printing and sending the meeting agenda,

with Janet planning to send a picture of the printed agenda to Nicholas. Rose was expected to handle the financials, but Janet would prepare copies of other documents for distribution.

Neighborhood Concerns and Community Initiatives

Janet discussed various neighborhood issues, including a problematic sprinkler

system and a car in disrepair. She also mentioned a recent incident where a neighbor was accused of stealing, and shared concerns about a water drainage issue in a nearby subdivision. Janet inquired about the condition of the tennis courts and expressed interest in organizing more community activities beyond regular meetings.

HOA Financial and Pool Updates

The board meeting was held with a quorum of six members, and Janet requested volunteers to take notes for the absent secretary, Elba, due to her vacation and Nick's illness. Two volunteers were identified to collaborate on note-taking. The meeting minutes from June were approved, and a financial report was presented by Danny, highlighting a total operating account balance of \$14,008.80 and unpaid HOA dues of \$57,968.56. Discussions included the inspection and opening of the large pool, the need for a new shark back testimated at \$1,250, and the appointment of Christine and Elevator to enforce neighborhood violation policies. The next HOA meeting was scheduled for August 11, 2025.

Financial Review and Budget Adjustments

Janet presented the current balance sheet and income statement for the association's financial accounts. She highlighted issues with data from Dana Properties, including incorrect categorization of expenses and missing information on late fees and interest. Janet explained that the association has transferred \$7,000 from Dana's account and is working to correct budget allocations and expense categorization. She also mentioned ongoing projects like gathering bids for tennis/pickleball court restoration and collecting website fees.

Pool Season Extension Discussion

The board discussed extending the pool season to maintain certification, with a proposal to keep it open on weekends during winter months. They agreed to

seek quotes for a pool cover and investigate insurance implications, while also planning to consult with the pool inspector about covering a commercial pool. The board noted that more people are using the pool, and Christine and Melva volunteered to notify homes with HOA policy violations and impose fines.

Neighborhood Updates and Planning

The board discussed several neighborhood matters, including the installation of a key fob system by Advanced Security Contractors and plans for a community pool party. They agreed to adjust the pool party timing to 2-6 PM on September 23rd to accommodate families with sports commitments. The board also

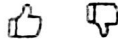
addressed the need to expand the Architectural Committee from one to three members and discussed a potential fence modification issue between neighbors. Janet reminded board members to review bylaws and policies regularly and announced that Daniel Carrillo, a local handyman, is available for maintenance work.

Dana Properties Bookkeeper Role Clarification

Janet clarified that Dana Properties is only a bookkeeper and does not have decision-making power, addressing misconceptions about their role. She discussed ongoing issues with the current property management, including unaccounted funds and communication problems, and suggested exploring alternative local bookkeepers to improve transparency and community involvement. Janet also mentioned the installation of an automatic pool vacuum as a preventive measure for emergencies.

AI can make mistakes. Review for accuracy.

Please rate the accuracy of this summary.



Edit summary



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