Belwood of Los Gatos Homes Association

AGENDA for Board of Directors Meeting

January 20, 2026 - 7:30 PM

- Call Meeting to Order

- 2026 BOD Officer Selection

- Review & Approve Minutes

- Homeowner Forum

- President's Report

  - Review Board Governance Duties

  - Review 2026 Board calendar

- Treasurer's Report

  - Delinquent Homeowners

  - Review & Approve November financials

- Committee Reports

  - Swim Pool Committee (Toda/Gary)

    1) 2026 Swim Team Agreement

  - Facility Committee (Anisimova/Takeuchi/Grant/Sandoval)

    1) Facility Manager report

       a) Light bulb replacement

       b) Pool gate compliance requirement

       c) Off-season task list

  - Professional Management Co. Committee (Gary/Saban)

    1) Common Interest Management Services (CIMS)

  - IT & Communications Committee (Gary/Takeuchi)

    1) Winter Belringer

Board Responsibilities: Operate and maintain a social and recreational center for use by Members by: 1) Keeping in mind, and representing the interest of the entire membership; 2) Managing the facility in a safe and sound manner, minimize financial risk when possible; and 3) Administering the facility in such a way that it is viewed as an enhancement to live in Belwood

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- ○ Events Committee (Gary/Takeuchi)
- ○ Legal Committee (Saban/Gary/Sandoval)
  1) CC&R's restatement project
- ○ Insurance Committee (Saban)
- ○ Rules Committee (Gary/Takeuchi/Saban)
- Unfinished Business
  - ○
- New Business
  - ○ 2026 Pool Manager
  - ○ Update forms and HOA website with any fee changes, schedule updates, etc.
- Review Action Items
- Executive Session, if necessary
- Adjourn General HOA Meeting

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