

Belwood of Los Gatos Homes Association

AGENDA for Board of Directors Meeting

October 21, 2025 - 7:30 PM

- Call Meeting to Order
- Review & Approve Minutes
- Homeowner Forum
- President's Report
- Treasurer's Report
 - Homeowners delinquent with 2025 dues
 - Review & Approve August and September financials
- Committee Reports
 - Swim Pool Committee (Toda/Gary)
 - 1) Swim Team
 - Facility Committee (Anisimova/Takeuchi/Grant/Sandoval)
 - 1) Facility Manager report
 - a) Potential roof repair/replacement
 - b) Light bulb replacement
 - c) Pool gate compliance requirement
 - d) Off-season task list
 - Professional Management Co. Committee (Gary/Saban)
 - 1) Transition status for Common Interest Management Services (CIMS)
 - IT & Communications Committee (Gary/Takeuchi)
 - Events Committee (Gary/Takeuchi)
 - 1) Halloween party
 - Legal Committee (Saban/Gary/Sandoval)

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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- 1) CC&R's restatement project
 - Insurance Committee (Saban)
 - Rules Committee (Gary/Takeuchi/Saban)
 - 1) # of guests allowable for key holders
 - 2) DJ/amplified music for Cabana rentals
- Unfinished Business
 - 2026 Board of Directors Election
- New Business
 - Annual Disclosure Mailing
 - Electronic key fob replacement
 - Emergency phone box
 - Concrete trash can re-purpose
 - Automated External Defibrillator (AED)
- Review Action Items
- Executive Session, if necessary
- Adjourn General HOA Meeting

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