

Belwood of Los Gatos Homes Association

AGENDA for Board of Directors Meeting

December 16, 2025 - 7:30 PM

- Call Meeting to Order
- Review & Approve Minutes
- Homeowner Forum
- President's Report
- Treasurer's Report
 - Delinquent Homeowners
 - Review & Approve October & November financials
 - Review & Approve transfer to Reserve Account
 - Review & Approve Excess Income Resolution
- Committee Reports
 - Swim Pool Committee (Toda/Gary)
 - 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) Transition status for Common Interest Management Services (CIMS)
 - IT & Communications Committee (Gary/Takeuchi)
 - Events Committee (Gary/Takeuchi)
 - Legal Committee (Saban/Gary/Sandoval)
 - 1) CC&R's restatement project

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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- Insurance Committee (Saban)
- Rules Committee (Gary/Takeuchi/Saban)
- Unfinished Business
 - Annual Disclosure Mailing
 - Emergency phone box
 - Concrete trash can re-purpose
- New Business
 - Electronic key fob replacement
- Review Action Items
- Executive Session, if necessary
- Adjourn General HOA Meeting

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