

# Belwood of Los Gatos Homes Association

## AGENDA for Board of Directors Meeting

**August 19, 2025 - 7:30 PM**

- Call Meeting to Order
- Review & Approve Minutes
- Homeowner Forum
- President's Report
- Treasurer's Report
  - Collections process for homeowners delinquent with 2024 dues
  - Homeowners delinquent with 2025 dues
  - Review & Approve June & July financials
- Pool Manager's Report
- 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
  - Professional Management Co. Committee (Gary/Saban/Kalpin)
    - 1) Transition status for Common Interest Management Services (CIMS)
      - a) Motions necessary for CIMS
  - IT & Communications Committee (Gary/Takeuchi)
    - 1) Belringer
      - a) Fall publication

**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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## **AGENDA for Board of Directors Meeting**

- Events Committee (Gary/Takeuchi)
  - 1) Bingo/movie night
- Legal Committee (Saban/Gary/Sandoval)
  - 1) CC&R's restatement project
- Insurance Committee (Saban/Kalpin)
- Rules Committee (Gary/Takeuchi/Saban)
- Unfinished Business
  - Change of internet service provider
  - 2026 Reserve Fund Study
- New Business
  - 2026 Budget
  - 2026 Board of Directors Election
- Review Action Items
- Executive Session, if necessary
- Adjourn General HOA Meeting

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