

Foothill Knolls Homeowners Association
2025 Annual Meeting Minutes
January 16, 2025

1. The meeting was called to order by Jerry Kurata, Board Co-President, at approximately 7:41 PM.
2. HOA Board members were introduced: Co-Presidents Akhilesh Verma & Jerry Kurata, Treasurer Diane McRae, Secretary Sarita Wheeler, and Co-Social Chairs Karen McLaughlin & Amritha Amarnath.
3. New neighbors were welcomed: Prasad Sharanabasawa & Vijaya Basawaprasad, David & Swathi Twaddell, Navaneeth Ranganna & Amulya Sridharan, Julio & Amy Zuverza. Thanks to Nav for attending and representing the new neighbors.
4. Diane McRae, Treasurer, presented the 2024 Balance Sheet and 2025 Budget.
 - a. It was noted that one item (v-ditch clean-out in 2024) was one expense that was paid in 2025. It was also noted that the expense of the Flock cameras per unit should be \$5.20. This will be corrected in the budget.
 - b. Thank you to Rene from Pairings for meeting our budgetary requirements for the Annual Meeting. Thank you to Amit Pabalkar for his advice for investing our cash reserves. This has helped boost our reserves, which enabled the option to delay the previously approved dues increase (to \$40 per unit per month starting January 2025).
 - c. There was a motion by Diane to approve delaying the dues increase to 2026. Seconded by Grant Shirk. All in favor, motion carried.
 - d. There was a motion by Diane McRae to approve the 2025 budget with no dues increase. Seconded by Lance Terpstra. All in favor, motion carried.
5. Huge thanks to all committee members who volunteer their time and effort doing activities on behalf of the HOA.
 - a. Architectural Review Board – Shawn Farrell, Lance Terpstra, Grant Shirk
 - b. Mailboxes & Monument Beautification, and City Connections – TJ McGrath
 - c. Neighborhood Watch – Janette Peterson
 - d. Security Cameras – Jerry Kurata, Grant Shirk, Akhilesh Verma, Diane McRae
 - e. Taxes & Audits – Ron & Ginny Carpenter
 - f. Volunteering & Charity – Marina Martin
 - g. Website – Annette Fotos
 - h. Welcome Baskets – Calli Sullivan
6. Sheila McGrath volunteered for the open position of HOA Board Secretary. Thank you, Sheila!
7. Several safety updates were discussed.

- a. The Flock security cameras work well. No major updates from the Security Camera Team.
- b. Tj Mc Grath gave an update on the lighting in Meadowlark Park. City work to fix the drainage issues affected the wiring. While this has been fixed, the park is too dark because of the soft white lights used. The city has outsourced this issue to a contractor to evaluate. TJ to follow up.
- c. Neighborhood traffic
 - i. Ideas to curb speeding in the neighborhood were discussed. Speed bumps were suggested, however noise from deceleration, acceleration, and suspensions are factors to be considered.
 - ii. There was discussion regarding traffic on the hill and at the top: construction vehicles impact visibility around curves, cars parked for school pick up. A stop light, no parking signs, and painted red curbs were some ideas.
 - iii. Based on Tj's previous experience from exploring options with the city, the city will conduct research on the traffic situation if requested. A previous city official cautioned that a permanent traffic solution may have a longer-lasting adverse impact versus the perceived benefit (e.g., 25-min twice-daily window when it is difficult to turn left out of Foothill Knolls vs. a traffic light that must be dealt with 24 hours a day).
 - iv. Paul Ling brought up that overflow Castleridge Trail parking is impacting Racoon Hollow residents as visitor cars block the mailboxes. It is recommended to take photos and submit them to the City (build the case for the city). TJ McGrath and Laura Leslie may be able to help.
- d. Suspicious activity
 - i. A reminder to use outside lights and have lights on in your home even when away. This helps deter burglars.
 - ii. There were occurrences of mail theft in the neighborhood last year. It was recommended switching to a locking mailbox. Tj McGrath can help coordinate a bulk order (minimum 10).
 - iii. Keep the Pleasanton PD non-emergency number handy: (925) 931-5100. For some FHK homes, especially those close to the park/highway, any calls to 911 will route to CHP. Report any suspicious activity to the Pleasanton PD. You can always request a patrol check.
- e. Neighbors were wanting the list of products for security cameras and security film that were mentioned at the 2023 Neighborhood Safety Meeting.
 - i. Recording of the safety meeting is here:
<https://www.youtube.com/watch?v=SY0izXGc6os>
 - ii. [Deep Sentinel](#) is the monitored camera security system that was recommended.
 - iii. [Safe Haven Defense](#) and [Daystar Window Tinting](#) have been used by a few neighbors to install security laminate on their glass to make it smash resistant.

8. Neighborhood updates

- a. Marina Martin provided an update on charity activities and shared a letter of thanks. Thank you to all neighbors who supported the charity drive!
- b. There were reminders about maintenance of homeowner and common property areas.
 - i. No mobile home, boat, camper, truck, trailer, campers, trailers, and recreational vehicle of any kind, shall be kept, stored, parked, on any property or street in a manner to be visible from any Lot. (Section 7.3).
 - ii. The v-ditch (located between some Racoon Hollow Ct and Foothill Knolls Dr homes) was cleaned this year. Need to work with Laguna Oaks on the main drain. Jerry to follow up with Bill from Laguna Oaks.
 - iii. Clean leaves frequently. Some street gutters are blocked from the paving project. If this is in front of your home, contact the City to remove the blockage.
- c. Update on construction of new development on Merritt property
 - i. City council approved and the planning commission is working with the developer on the next steps (more detailed plans).

9. Communications

- a. A reminder that you can find information about architectural guidelines and committee contacts at our HOA website (<https://foothillknolls.com>)
- b. Thanks to Amit Pabalkar for starting What's App group. The link to join is here: <https://chat.whatsapp.com/FzmfYlyhqlD5RYpJ2PmTIU>

10. Social events

- a. Thank you to the 2024 event organizers/hosts:
 - i. Valentine's Day cupcakes – Diane McRae
 - ii. Bingo in the park – Karen McLaughlin, Joelle McConlogue, Amritha Amarnath
 - iii. Mr. Softee truck – Diane McRae
 - iv. Pumpkin carving contest & taco truck - Amritha Amarnath
 - v. Knife sharpening - Karen McLaughlin
 - vi. Ornament exchange – Karen McLaughlin
 - vii. Luminaries – Amritha Amarnath
- b. Thank you to Diane and Amritha for organizing the 2025 Annual Meeting dinner.
- c. Over 30 responses received for the community survey. The block party idea was popular; we need to find creative ways to keep expenses down. The aim will be to have more in-person events. Amritha to contact those who indicated they were interested in helping.

11. Any other business

- a. A committee is forming for neighborhood emergency preparation/readiness. Contact Janette Peterson, Joelle McConlogue, or Jeffery McLaughlin if interested. Items brought up during the meeting in which information can be shared: wildfire evacuation plan, Wildfire Prepared Home designation.

12. There was a motion by Diane McRae to adjourn the meeting. Seconded by Lance Terpstra. All in favor, motion carried.

Respectfully submitted,
Sarita Wheeler
HOA Secretary