

Foothill Knolls Homeowners Association  
2026 Annual Meeting Minutes  
January 13, 2026

1. The virtual meeting was called to order by Jerry Kurata, Board Co-President, at approximately 7:21 PM.
2. HOA Board members were introduced: Co-Presidents Akhilesh Verma & Jerry Kurata, Treasurer Diane McRae, Secretary Sheila McGrath, and Social Chair Amrittha Amarnath.
3. New neighbors were welcomed: Nischay and Aditi Ahuja Dua and Ramachandran "Rama" and Anuradha "Anu" Iyer.
4. Diane McRae, Treasurer, presented the 2025 Balance Sheet and 2026 Budget.
  - a. Diane indicated that current financial accounts are doing well and we are still ahead.
  - b. This year's budget includes a \$5,000 expense for the HOA's share of last year's large sewer repair project. While it is a bit over the board's discretionary funds, we are still under budget.
  - c. There was a motion by Diane McRae to approve the 2026 budget. Gina Piper seconded the motion. All were in favor, motion carried.
  - d. The discussion came up regarding the possibility of being able to pay HOA dues via Zelle.
    - i. **UPDATE 1.15.26 - Per Diane, it is now possible to pay your HOA dues via Zelle. To do so, use the tag FOOTHILLKNOLLSHOA.**
    - ii. Please note that while HOA dues increases have been discussed, they have not been raised.
    - iii. Many thanks to Diane for doing such a wonderful job with the neighborhood's finances.
5. Many thanks to all committee members who volunteer their time and effort on behalf of the HOA.
  - a. **Architectural Review Board** – Shawn Farrell, Lance Terpstra, Grant Shirk
  - b. **Mailboxes & Monument Beautification** – 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. Pashmina Pabalkar volunteered and was approved by vote for the open position of HOA Board Secretary. Thank you very much Pashmina.

7. Several safety updates were discussed.

- a. There is one Flock Camera at the top of Foothill Knolls and one at the top of Racoon Hollow. The cameras capture license plates on every car entering the neighborhood at any time day, or night. They are prohibited from using facial recognition.
  - i. Our security team (Jerry Kurata, Akhilesh Verma, Diane McRae and Grant Shirk has access to them, as does the Pleasanton Police Department. If a license is flagged as suspicious, stolen or reported for criminal activity, the Police Department is automatically notified, and they immediately take the steps deemed necessary based upon the circumstances.
  - ii. Out of the forty neighbors participating in the meeting, all but one shared support for the cameras as a deterrent and because it brings peace of mind to many in the neighborhood.
  - iii. Co-President Akhilesh is planning to reach out to Flock Safety to seek a discount, or move from a yearly contract to a longer-term contract at a reduced price.
- b. Per TJ McGrath, the lights in Meadowlark Park have been replaced with LEDs. While they are brighter than previous lights, they are not as bright as we would like, part of which is due to the growth of the trees. Since it is city property, we have gone as far as we can as the final decision for tree trimming and lighting is theirs.
- c. Suspicious activity
  - i. A reminder to use outside lights and have lights on in your home whether you are home or away. This helps deter burglars. Motion detector lights are also a great deterrent.
  - ii. There has been mail theft in the neighborhood in the past and it typically increases during tax time. As a result, switching to locking mailboxes has been recommended.
    - 1. TJ McGrath urged those who want to switch to a locked box to contact him for pricing and ordering information. He also offered to install them.
  - 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 be routed to CHP. If that happens the Police Department suggests that you immediately tell whoever answers that it's an emergency and ask them to connect you directly to Pleasanton PD.
  - iv. Report any suspicious activity to the Pleasanton PD. You can always request a patrol check.
- d. Neighborhood traffic
  - i. John Hall reached out to the City Engineer for suggestions on how to address speeding and stop sign violations.
    - 1. Speed lumps were considered to help slow traffic without damaging undercarriage of cars. However, neither the city nor the HOA have the budget for it; The cost is \$8,000 each.
  - ii. Over the holidays, the city deployed a radar trailer which was placed near the top of the hill. After two weeks the city removed the trailer as it only owns one and it was needed elsewhere.

1. Prior to the removal, John requested it to be positioned closer to the stop sign, which was never done. The city therefore agreed to move it back once it is available
2. **UPDATE 1.16.26 - The city will re-deploy the radar trailer the week of Jan. 19 and will place it closer to the stop sign. They are also planning to step up patrols in the area to help enforcement.**
- iii. In addition to the speed trailer, replacing the current stop sign and adding "Children at Play" signs were also considered. Again, due to budget constraints, the city is not in a position to replace the Stop Sign nor is the HOA.
  1. The city does not support the HOA buying the "Children at Play" signs. However, if the board approves, TJ McGrath will approach the city for clarification.
- iv. John Hall suggested sending occasional emails to everyone reminding them to watch their speed.
- v. Stacy Phelps mentioned that as a neighborhood, we all need to step up and slow down. In addition, if anyone witnesses an infraction, please notify the board so that they can address it.

8. Neighborhood updates

- a. Marina Martin thanked everyone in the neighborhood for their continued support for the charity drive and stressed how critical it was to the recipients.
  - i. Marina, thank you so much for handling this for over 12 years.
- b. CCR's Reminders
  - i. RVs cannot be parked for more than 3 days in the neighborhood.
  - ii. Clean leaves frequently to prevent potential blockage of street gutters.
  - iii. For those with homes on a corner on both Foothill Knolls and Prairie, maintenance includes property to the curb on both front and corner side of home.
  - iv. For those with homes on north side of Foothill Knolls, maintenance includes all property to the curb.
- c. Update on construction of new development on Merritt property
  - i. Per TJ McGrath, the development of the Merritt property was delayed due to drain improvements required on Puri Court. Construction is now expected to begin in 2027.
  - ii. There will be 110 homes for those 55 and over.
  - iii. The updated blueprints will be available this summer. If you are interested in getting them, reach out to TJ and he will point you in the right direction.
- d. Sewage repair
  - i. Akhilesh addressed the major sewage repair required due to root damage. His home, the V-ditch up the hill and Stacy Phelp's home were affected. During the repair, he discovered that the sewage system was designed with easements resulting in some homes having sewage lines located on a neighbor's property. Proactively, he has suggested everyone get maps from city to find out where the easements and sewage pipes for our homes are located. Akhilesh said he would be more than happy to answer any questions you might have.

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 the WhatsApp group. The link to join is here: <https://chat.whatsapp.com/FzmfYlyhqlD5RYpJ2PmTIU>. It is a great way to connect and collaborate with neighbors, seek referrals, or just share your thoughts for the day.

10. Social events

- a. Thank you to the 2025 event organizers/hosts:
  - i. **In- person HOA meeting/dinner** - Diane McRae & Amritha Amarnath
  - ii. **Bingo in the park** –Garima Dixit & Joelle McConlogue
  - iii. **Mr. Softee truck** – Diane McRae
  - iv. **Pumpkin carving contest & taco truck** - Harini Bose & Diane McRae
  - v. **Ornament exchange** – Gina Piper
  - vi. **Luminaries** – Sara Terpstra and Amritha Amarnath
  - vii. **Movie in the Park** - Tara Wescott
- b. Keep an eye on your email as Amritha is going to send out a survey for feedback on the 2025 events and suggestions for 2026 events, including a block party.

11. Other business

- a. Based upon discussion at last year's HOA meeting, a Neighborhood Emergency Preparation/Readiness committee was formed. Committee members include Janette Petterson, Joelle McConlogue and Jeffrey McLaughlin. You can find their Emergency Preparedness suggestions under "Foothill Knolls HOA Documents" which can be found on the website: [foothillknolls.com](https://foothillknolls.com)

12. Jerry Kurata made a motion to adjourn the meeting. Sheila McGrath seconded the motion. All in favor, motion carried.

Respectfully submitted,  
Sheila McGrath  
HOA 2025 Secretary