

THE MINUTES OF THE ANNUAL MEMBER MEETING OF THE PARK WILSHIRE IMPROVEMENT ASSOCIATION

February 26, 2025

The scheduled meeting of the Park Wilshire Improvement Association, a California non-profit membership corporation (the "Association") was held at 2575 Park Wilshire Avenue, San Jose, pursuant to notice duly given to all of the directors and members.

Call to order and meeting minutes

The meeting was called to order by Skye Gordineer on February 26, 2025 at 7:35pm. Matt Brock motioned to approve the [February 2025 meeting minutes](#); the motion was seconded by Sarah Villalobos. The minutes were approved.

Board Members Present:

- Skye Gordineer (President)
- Sheridan Corrales (Secretary)
- Bonnie Higley (Membership)
- Angela Soares (PWIA Lifeguard Admin.)
- Matt Brock (Treasurer)
- Sarah Villalobos (Communications)
- Nawaf Al-Baghly (Pool Operations)

- Others in attendance:
 - Rebecca Crapo (PWIA Pool Manager)
 - Al Williams
 - Pat Bergman
 - Jeanne Cole
 - Brian Long
 - Bill Kaplan

Open Session:

Introductions

Confirm quorum

Board members reports and 2024 reports

Proprietary fees discussion

Member Q & A

Election

1. **PWIA Pool Manager** – Rebecca Crapo
 - a. She does not get the emails from the board. The Board can start adding her to emails as needed.
 - b. Shared pool documents folder

2. **President** – Skye Gordineer
 - a. Reviewed improvements from 2024: pool updates

3. **Treasurer** – Matt Brock

- a. Ended the year with \$220K in total cash.
 - i. A summary table showing the ending cash balance for 2019 - 2024 is included at the end of these minutes.
 - ii. 2024 was the highest ending cash since COVID. Just prior to COVID, 2019 was the highest ending cash with \$270K.
 - iii. Making major repairs and building up the reserve since Covid
- b. \$81K for resurfacing the pool was our biggest operational expense at the end of 2023 and beginning of 2024.
- c. There was a discussion regarding the proprietary dues.
 - i. It has been \$99 since 2005 (same fee for 20 years). \$150 is the inflation adjustment figure.
 - ii. It was noted that there were concerns among the membership about raising the fees nearly 50% in one year even though that is the inflation-adjusted amount.

4. **Membership** –Bonnie Higley

- a. We had a healthy membership. The year went smoothly. Not too many emails came in after the season began.
- b. Great atmosphere!
- c. Smoothed out our online registration which helped with processing payments
- d. Soft opening was successful and smooth

5. **Operations** – Nawaf Al-Baghly

- a. Drained the pool during the off season
- b. Acid wash was done to clean up the pool surface
- c. Electrical repairs done in the bathroom
- d. Water station and water refill station has been installed

6. **Communications** – Sarah Villalobos

- a. Emails and facebook post keeping neighbors up-to-date
- b. just picked up t-shirts for polar plunge
- c. lots of community events
 - i. wine and cheese, 4th of July, Halloween decorating contest, winter holiday lights and contest

7. **LifeGuard Admin** - Angela Soares

- a. Pool parties helped to increase the revenue
- b. Because of lower traffic on Sundays we extended the pool parties and it was popular with members and had no issues with sizes of pool parties
- c. Updates to the PWIA site will have information all about Pool parties (sent to webmaster)
- d. Angela is stepping down from her position. Her service with the board was applauded.
 - i. A binder of information will be shared and the website is in the process of being updated.
 - ii. Brian Long will be our new Director of Lifeguard Administration and will be taking over pool parties.
 1. Rebecca helps to staff the pool parties with lifeguards.

8. **Secretary** – Sheridan Corrales

Proprietary Fee Discussion:

A community member (former board member) expressed that he attended this evening because he is worried about the possible increase in the pool. What are we getting out of the \$99 and how will this affect those who are not using the pool any more and are still paying the \$99. Concerned that we may lose people. Perhaps instead of upping the \$99 we up the pool membership instead.

Trying to build in more community events to boost moral and a neighborly feel / community events

Bonnie suggested additional community events like a card night, Bingo, etc.

This is a conversation for planning for 2027. No changes are being made at this time.

There is a long wait list to get into the pool. Starting the conversation now, but no changes are being made. Perhaps instead of raising \$50 we raise in increments of \$20. The discussion is ongoing.

Rebecca Grappo shared that another neighborhood pool, the Brighton pool, has different regulations. Their pool is not crowded. Ours is used to the full capacity.

Member Q&A

AI: Electricity bills were asked about

Concerned about redlining the pool and other catastrophic unknowns. There are so many things here that we are not familiar with because of the passage of time. Pipes, and many more things.

We are still recovering from Covid. We had members who were able to stay joined but not pay during that time if they did not use the pool. This set us back, but now we are doing alright again.

Insurance: Bill Kaplan, an attending member, inquired about the pool’s insurance coverage, particularly business liability. The pool has general insurance, including fire and business liability, but the pool does not have earthquake insurance. The pool’s liability coverage is summarized below.

Coverage

Coverage	Limit of Insurance
Business Liability	\$2,000,000
Medical Expenses	\$5,000
Damage to premises rented to you	\$300,000
Directors and Officers Liability	\$2,000,000

Election

We have three people who are running for election and three board member spots that are open. We had one write in for a board member who is already on the board.

Community member Al motioned to approve the three nominations and it was seconded by Pat. Sky motioned to vote. The vote was unanimous. Votes online were unanimous as well.

We welcome Brian Long to the PWIA board. Brian will be our new lifeguard Admin. and take over being in charge of pool parties.

The meeting adjourned at 8:36 pm by Skye Gordineer.

The next meeting will be held on March 19th, 2025 at 7:15pm.

Total cash ending:	\$K	Change
2019	\$270	
2020 (Covid)	\$193	down \$77
2021	\$231	up \$38
2022 (new roof, pool leaks)	\$212	down \$19
2023 (pool resurfacing)	\$184	down \$28
2024	\$220	up \$36