

LOS PASEOS MAINTENANCE CORPORATION
Notice of Board of Directors General Meeting Agenda
Date: Tuesday, May 21, 2024, 5:30 PM – General Executive to Follow

Meeting ID: 850 4871 2877

Passcode: 046623

One tap mobile

(669) 900-9128

I CALL TO ORDER GENERAL SESSION

II MINUTES:

- Approval of the March 19, 2024 General Meeting Minutes

HOMEOWNER FORUM (3 Minutes per member, Max 15 Minutes)

III GENERAL BUSINESS:

- Correct Elect proposal for 2024 Election
- Ratify SDS Pool proposal
- Access controls proposal
- Humburg Stucco Wall proposal
- Humburg table removal proposal
- Andrews Pool/Trellis/Stucco Wall proposal
- VPL March Punch List
- VPL March Walk
- VPL proposals

#1 – Appointment of Directors-President, Vice President, Treasurer, Secretary, Member at Large.

#2 – Appoint SAMLARC Delegate Representative.

#3 – Board to vote on changing to Monthly Board of Directors Meetings.

#4 - Board to Vote for Direct Notification from the HOA's Attorney of record, Denise Igar, to ALL Board Members. Per Retainer Contract

- a. Invitation for attendance of Attorneys Educational Seminars and Classes (at no extra charge).
- b. Year-End Updates on New Laws for the coming year.
- c. Periodical Legal Updates (via email) related to HOA Laws and Regulations.

#5 - Confirm the Year End Audit is on schedule to be completed by the Mandatory Deadline of July 31st Mail out.

#6 – Board to Vote to Remove Doggie Bags from the Personal Tough Supply LISTS.

#7 – Volunteer (Board member) to do the monthly lighting INSPECTION before the lighting company's walk.

Review The Monthly Lighting Report for accuracy and Supply Costs.

#8 – Tritz to get a min of TWO bids from companies for the November Board Elections. Need before NEXT Board Meeting.

MUST include HOW they will handle the change this year in laws requiring IN-PERSON Elections.

Please get a Bid from the company we used last year and HOA Elections who we have used twice before.

#9 – Final Operating Budget Review FY 2023/ 2024 and how to address the shortfall.

#10 - Printing Costs for Budget mail review, this is included in our contract. See Exhibit A in contract.

#11 – Board to approve the Reserve Study date December 23rd, 2023 prepared by Advanced Reserve Solutions.

- #12 – Get Board Members to Buy Lock Box for pool fob for vendors to access the pool area for bids.
- #13 – Tritz to post Pool Docs (County Certs) at the bulletin Board during the next Landscape walk.
- #14 - Board Review LP Annual Garage Sale Process.
- #15 - Board to Discuss Appointment of an Ad-Hoc Committee to look at options for renewing the Tot Lot area.
- #16 - Set ARC Update Planning Meeting for all Board Members.
- #17 - ARC to Review Proposed “Forever Los Paseos Paint Palette” to submit to SAMLARC.

Please also add the following to the agenda:

1. Procedures for the preparation and distribution of meeting materials, including how to add items to the agenda.
2. Monthly Financial Statements.
3. Clarification on Violation Procedures (Board and Management).
4. Review of the Fiscal Year ending March 31, 2024, operating loss.
5. Proposals for additional maintenance, specifically concrete sidewalks and painting of light poles and wrought iron.
6. Election of Officers.
7. Discussion on the purchase of a Certificate of Deposit through Morgan Stanley to replace the one that matured on March 28, 2024.

IV UNFINISHED/NEW BUSINESS NEEDED FOR DISCUSSION

- Any needed discussion

VI FINANCIALS

- Outstanding List
- Approval of the March & April 2024 Financials

ADJOURN TO EXECUTIVE SESSION

I. CALL TO ORDER EXECUTIVE SESSION

II MINUTES:

Approval of the Executive Meeting Minutes for March 19, 2024

III EXECUTIVE BUSINESS:

- Copies of Violation Letters
- Courtesy Letter
- Urgent issues with Garage Sale
- Discuss Monthly Meetings

ADJOURN