

LOS PASEOS MAINTENANCE CORPORATION
General Session Meeting Agenda, Executive Session Meeting Notice & Agenda
Date: Tuesday, August 20th, 2024, 5:30 pm-Executive Session to Follow

Meeting Via: Zoom Meeting

<https://us06web.zoom.us/j/89621451433?pwd=V2mVTtM68AzknKbh3ySkz0maRKHFYh.1>

Meeting ID: 896 2145 1433
Passcode: 686307

One-tap mobile
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1. CALL TO ORDER – General Session of Board of Directors, Los Paseos - @ 5:30 pm

2. Roll Call: Board Members in attendance:

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Homeowner Forum: (3 Minutes per member, Max 15 Minutes)

4. Approval of General Session Meeting Minutes for July 16th, 2024.

Financials

- 5. Review: Board Treasurer Proposal, CD \$100,000 Certificate Of Deposit maturing 9/27/24 held at Morgan Stanley.
- 6. Review Monthly Utility Bills and issues with Auto Pay program.
- 7. CA. Nonprofit Statement to the State / Corporate Officers-Every Two years.
- 8. Outstanding Report Review 7-30-2024.
- 9. Late Fee Report Questions and Collection Procedures.
- 10. Review July 2024 Financial Report.

Landscape / Maintenance

- 11. Bids – Tot Lot Sod Replacement, under old table. Villa Park Landscape Co.
- 12. Bid – All Lawn Overseeding in October. VP.
- 13. Review-VPLC July Monthly Landscape Walk. No action needed.
- 14. Review-Tot Lot Ad-Hoc Committee Volunteer Applications.

Architectural / Maintenance

- 15. Proposals for New Pool Umbrella Stands.
- 16. BBQ Maintenance Needed.
- 17. Bid-Personal Touch Pool Furniture and BBQ Cleaning. *10% OFF when you select three (3) or more services below.

Parking / Traffic

- 18. Review concerns with Patrol Masters.
- 19. Fire Lane Enforcement Discussion.
- 20. Discuss getting a Bid from Patrol Masters for Occasional Daytime Inspections of Fire Lanes.
- 21. Confirm ALL Board Members are Listed with Patrol Masters and get reports emailed directly.
- 22. Review the Current Patrol Masters Citation Report & Safe List Report.

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Old Business

23. Ratification: Board Approved Co-Community Garage Sale Date of October 12th, 2024.
24. Review Proposed- Resident Agreement for Bounce House Usage in the Common Area.
25. Review Bid-RESERVE Study Extra MEETING PROPOSAL-3-24-2024.

New Business

26. Review Legal's response to Meeting Minute Documentation and Homeowners Forum.
27. Review Board Meeting Process.

ADJOURN General Session.

Call to Order-Executive Session.

1. Approval of Executive Session Meeting Minutes for July 16th, 2024.
2. ARC Appeal-20 El Corazon Side Door Change.
3. Violation- Proposed Call to Hearings Discussions:
 - a. 1A8800850 1) Painting House 2) Fence and Yard ??
 - b. 1A8800480 Fence and Yard
 - c. 1A8800940 -No ARC Application.
 - d. 1A8800590 – Vio # 2021-210-00081 ## Paseo Simpatico
 - e. 1A8800050 - Vio # 2021-210-00125 ## El Corazon
4. Declaration of Directors and Officers-2023 Concerns. (see item 7 in G.S.)
5. Contract Review-Personal Touch-As of 2021.
6. **Adjourn.**