

**LOS PASEOS MAINTENANCE CORPORATION**  
**General Session Meeting Agenda, Executive Session Meeting Notice & Agenda**  
**Date: Thursday, October 24h, 2024, 5:30 pm-Executive Session to Follow**

Meeting Via: **Zoom Meeting**

<https://us06web.zoom.us/j/82769134863?pwd=F97314be6mxPkHrUfbmojslpEkJasb.1>

Meeting ID: 827 6913 4863      Passcode: 956525  
One tap mobile    +16694449171 enter 82769134863#\*956525# US  
Dial by your location    +1 669 444 9171 US

**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 September 17<sup>th</sup>, 2024.**

**Financials**

- 5. Review: Board Treasurer Purchas, CD \$100,000 Certificate Of Deposit maturing 9/27/24 held at Morgan Stanley.
- 6. Confirm Board Members have sent their IDs to Sue to file. 2025 Transparency Act - Corporate Officers.
- 7. Outstanding Report Review 9-30-2024.
- 8. Late Fee Report Questions and Collection Procedures. Follow up from Bimali / Sue.
- 9. Review the September 2024 Financial Report. Treasures Report and feedback.
- 10. Approve-Janitorial Service 4/1/2025 Budget increase and change to Winter Schedule Year Round.

**Landscape / Maintenance**

- 11. Bids – RATIFY Winter Color at Entry-Villa Park Landscape Co. Bid-Villa Park- VPL5218-24.
- 12. Lawn Overseeding in October. VP. Review from Landscape Chair.
- 13. Review-VPLC Sept Monthly Landscape Walk. No action needed.

**Architectural / Maintenance**

- 14. 10 New Pool Umbrella Stands. - Thank you John and Diane-Purchas and Install completed. Paid?
- 15. BBQ Maintenance Review of Work.
- 16. Proposal to Replace TWO shower heads at Pool Cabana at no additional cost.
- 17. Pool Heating, Scheduled shutdown, scheduled end of October 2024. Board to choose a date.
- 18. Pool Umbrella Cleaning by PTC (reg, no extra cost) and Board President to remove to storage in Nov.
  - a. Needs to INSPECT ALL umbrellas and inventory needs for a replacement for March 2025.

**Parking / Traffic**

- 19. Follow up from Bimali-Patrol Masters for Occasional Daytime Inspections of Fire Lanes.
- 20. Follow-Up-ONE Board MEMBER is NOT LISTED as of 10-20-2024 Roster info.
- 21. Confirm ALL Board Members get reports emailed directly from Patrol Masters, Monthly.

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**Old Business**

22. Reselect Bid for Pool Trellis and Paint.
  - a. Review Specs provided to each Contractor by LPMC.
  - b. **Premier Commercial Painting Inc. Robert Black** proposal for Pool Trellis Complete Rebuild and Stucco Painting
  - c. **Evers Construction** proposals for Pool Trellis Complete Rebuild and Stucco Painting.
  - d. **Fenton Painting / Irvine Painting** proposal for Pool Trellis Rebuild and Stucco Painting.
  - e. **Freedom Restoration & Hutton Painting** proposal for Pool Trellis Complete Rebuild and Stucco Painting.
  - f. CA. Gov. Details. ALL Contractors License or HIS Registration Details.
23. Restart SLACK Account for Board DISCUSSION ONLY.
24. Review Proposed- Resident Agreement for Bounce House Usage in the Common Area.
25. Review DATES for RESERVE Study OVERVIEW MEETING- 1 hour.
26. Set Future Election Schedules to follow Los Paseos Bylaws / CC& R's. MUST be EVENING HOURS.

**New Business**

27. Bid-SDS Pool Service 2025 pool service contract which includes chlorine and muriatic acid only.
28. Election schedule Review. December 23<sup>rd</sup> @ 2:00 pm via ZOOM.

**ADJOURN General Session.**

**Call to Order-Executive Session.**

1. Approve Executive Session Minutes for August 20<sup>th</sup> Board Meeting E.S. 2024.
2. NO Executive Session was held at the September 17th, 2024 meeting.
3. Request IDR- Civil Code section 5665 - Account # 1A8800770.
4. Contract Review-Personal Touch-As of 2021.

Next Board of Directors Meeting is scheduled for Tuesday, November 19<sup>th</sup>, 2024.

**Annual Meeting and Elections held via Zoom on December 23<sup>rd</sup>, 2024 by Correct Elect and Tritz Professional Management.**

5. **Adjourn.**