

LOS PASEOS MAINTENANCE CORPORATION
General Session Meeting Agenda, Executive Session Meeting Notice & Agenda
Date: Tuesday, December 10th 2024, 5:30 pm-Executive Session to Follow

Meeting Via: **Zoom Meeting**

Join Zoom Meeting

<https://us06web.zoom.us/j/82144965618?pwd=WqJOMVMahE9YELX18Dpi3aPnaCOZOj.1>

Meeting ID: 821 4496 5618

Passcode: 988251

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 September 17th, 2024.**

5. **Approval of General Session Meeting Minutes for November 19th, 2024.**

Financials / Legal

6. Review Notice from Legal Counsel, Denise Iger.

a. CONFIRM DO NOT have to submit Doc's for Transparency Act-Corporate Officers-2025.

b. Review Alt Legal Notice from Swedelson Gottlieb.

7. Confirm Board Members have sent their IDs to Sue to file. 2025 Transparency Act - Corporate Officers.

8. Outstanding Report Review 11-30-2024.

9. Late Fee Report Questions and Collection Procedures. Follow up from Bimali / Sue.

10. Review Collection Practices and Fees.

11. Review the November 2024 Financial Report. Treasures Report and feedback.

12. Review and hopefully Approve -Preliminary-DRAFT-Audit Financial Statement-F.Y. 2023-2024 sent on 11-20-2024.

Landscape / Maintenance

13. Bids-Villa Park Landscape Co. from October Landscape Committee Walk- VPL 6166-24.

14. Landscaper Reserve Funds used Last Year and this Year To Date.

15. Review-VPLC October Monthly Landscape Walk. No action is needed.

16. Review-VPLC Tree Trimming Schedule set for mid-January 2025. NO STREET TREES. No action needed.

17. Review Board Members / Landscape Committee's / Landscape Co. processes and actions.

Architectural / Maintenance

18. Review Proposed Forever Los Paseos Paint Program. Committee recommendations to Board.

19. The Pool/ Spa Cleaning, trellis replacement and stucco painting is complete.

a. Area is OPEN and Spa is heated.

b. Thank you to all residents for your patience and co-operation.

20. Follow Up-Replace TWO shower heads at Pool Cabana at no additional cost. Larry & John.

21. Bid-Three Phase Electric LP-112724-A-Replace non-functioning fixture- Men's side Pool Cabana wall.

22. Review the November Lighting Report.

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23. Bid-Pool / Spa Heater Service # 2141.

Parking / Traffic

24. No items submitted.

New Business

25. Insurance Review & Approve- 2025-2026 Renewal / Coverage Summary Labrre/Oksnee.
26. Insurance Review & Approve- 2025-2026 Earthquake Coverage Summary Labrre/Oksnee.
 a. Recommend that Sue have Board Treasurer, Diane Larson sign the agreements/contract.
 b. Confirm that the Insurer has **corrected** addresses on ALL documentation.
27. Election Deadline Signage Review to help make Quorum requirements. December 23rd @ 2:00 pm via ZOOM.
 a. “ We need ----- more votes to make quorum” at Entry and Exit Gates.
 b. Never post “We Made It” BEFORE election day, as this will influence voters to STOP voting
 c. Post Last Date to Mail in You Ballot _____. Get date recommendation from Correct Elect.

Old Business

28. Call For Volunteers for All Committees. Add new members and renew current members. Via FB posts, E-Blasts from Sue and mailbox posting to save \$\$ on mailing expenses. Board to Appoint at January 2025 BOD Meeting.
 a. Landscape Committee.
 b. Architectural Review Committee.
 c. Parking Committee.
 d. Tot Lot Revitalization Committee – Add to existing, keep current.
 e. Holiday Décor Committee.
 f. Financial Committee. (Should we re-start this committee)
29. Review Proposed- Resident Agreement for Bounce House Usage in the Common Area.
30. Review Committee Operating Standards, for all committees.

Next Board of Directors Meeting is scheduled for Tuesday, January 21st 2024

ADJOURN General Session.

Call to Order-Executive Session.

1. Approve Executive Session Minutes for October 24th Board Meeting E.S. 2024.
2. NO Executive Session was held at the November 19th, 2024 meeting.
3. Propose, we instruct Tritz that Board ALWAYS wants an Executive Session scheduled at the end of ALL G.S. meetings, if ONLY for the purpose of “Approving the E.S. minutes from the last meeting. This will help with keeping up to date on the business of the board.
4. Parking Committee-Permit Request Process.
5. Parking Committee-extended Safelist Process.
6. Parking Committee Review.

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

7. **Adjourn.**