

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
January 21, 2020
Minutes

Notice:

Upon notice, duly given and received, the rescheduled Board of Directors meeting of the Los Paseos Maintenance Corporation was held on Tuesday, January 21, 2020 at the Toyota Dealership, 22722 Avenida Empresa, Rancho Santa Margarita, CA 92688.

Quorum/Call To Order:

A quorum being present, Ronak Patel, President called the meeting to order at 5:03 p.m.

Directors Present:

Ronak Patel, President
Bruce Palmer, Treasurer
Patricia Pearson, Vice President
Taylor LeClaire, Secretary

Directors Absent:

Others Present:

2 homeowners

South Coast Property Management, Inc. Represented By:

Scott D. Smith, CCAM, Principal - Pursuant to Civil Code requirement, Mr. Smith indicated that the January meeting notice & agenda had been posted in the bulletin board in common area at the pool facility, posted on the community website and sent via e-blast.

Executive Session Report:

No Executive Session was held

Homeowners Forum

No Homeowners addressed the Board.

Approval of Minutes:

Be it resolved, on a motion duly made and seconded, the Board of Directors approved the November 19, 2019 General Session meeting minutes as prepared by South Coast Property Management as presented.

Financial Statements:

Be it resolved, on a motion duly made and seconded, the Board of Directors unanimously acknowledged receipt and review of the October - November 2019 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

Delinquent File Review:

The Board reviewed the delinquency analysis report through December 31, 2019. No action was required at this time.

Action Items:

Board Business

1. Pool Water Draining Proposal

The Board reviewed a proposal for draining of the pool and refilling with fresh water due to the PPM level of the existing pool water as tested by Aquatrends. After discussion, on a motion duly made and seconded, the Board of Directors approved the proposal along with repair of three grout locations on the coping stones at a cost of \$703.04.

2. Pool Umbrella Purchase

The Board discussed the need for replacement of existing pool facility umbrellas. After discussion, on a motion duly made and seconded the Board approved the purchase of 10 pool umbrellas from Costco as soon as the umbrellas are available. Board Member Bruce Palmer will coordinate the purchase and will be reimbursed for the expense.

3. Concrete Repair at 4 Paseo Vecino

The Board reviewed two proposals for repairs of the concrete in the apron and gutter area at the rear of the home in front of the garage. After discussion, on a motion duly made and seconded the Board of Directors determined to have it the issue looked at during the upcoming concrete grinding evaluation walkthrough to see if grinding would be an option.

4. 2020/2021 Budget

The Board reviewed the final draft of the proposed new fiscal year budget that would commence on April 1, 2020 After discussion, on a motion duly made and seconded, the Board of Directors approved the annual budget which will increase monthly assessments by \$2.00 per month to \$195.00.

Board Input

The Board had input on the following items.

1. Schedule an Executive Session meeting for March to hold violation hearing with owners if needed.

Correspondence & Reports

The Board of Directors reviewed correspondence, and customer service & patrol service reports since the last meeting. No action was necessary.

Next Meeting Date:

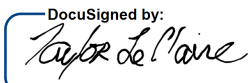
The next regularly scheduled meeting of the Board of Directors is scheduled for, Tuesday, March 17, 2020 beginning at 5:00 p.m. at the Toyota Dealership facility.

Adjournment:

There being no further business to come before the Board of Directors of the Los Paseos Maintenance Corporation, a motion was made and seconded to adjourn the general session meeting at 5:45 p.m.

Secretary's Certificate:

I, Taylor LeClaire, the duly appointed and acting Secretary of the Los Paseos Maintenance Corporation, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Board of Directors General Session meeting held on January 21, 2020 as approved by the Board of Directors.

Signature: 
5E0741C574274AF...

Date: 8/26/2020