

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

**Notice:**

Upon notice, duly given and received, the Board of Directors meeting of the Los Paseos Maintenance Corporation was held on Tuesday, July 21, 2020 via Zoom conference call due to COVID-19.

**Quorum/Call To Order:**

A quorum being present, Ronak Patel, President called the meeting to order at 5:07p.m.

**Directors Present:**

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

**Directors Absent:**

**Others Present:**

Leslie Arteaga, TPMS  
Scott Smith, TPMS

**Tritz Professional Management Services, Represented By:**

Leslie Arteaga, Community Manager - Pursuant to Civil Code requirement, Leslie indicated that the July meeting notice & agenda had been posted on the community website and sent via e-blast.

**Executive Session Report:**

No Executive Session was held

**Homeowners Forum**

1 Homeowner (12 El Corazon)

Questions/Comments:

- Homeowner asked the reason for his violation letter; he did not receive any back up on the letter that he received from Property Management Company.

**Approval of Minutes:**

Be it resolved, on a motion duly made and seconded, the Board of Directors approved the May 19, 2020 General Session meeting minutes as corrected. Corrections were: The Board requested to have the breakdown cost for two proposals for the Asphalt Overlay Project and get a Bid to do a deflection test to determine what work needs to be done.

**Financial Statements:**

Be it resolved, on a motion duly made and seconded, the Board of Directors unanimously acknowledged receipt and review of the May 2020 - June 2020 financial statements as prepared by Tritz Professional Management Services.

**Delinquent File Review:**

The Board reviewed the delinquency analysis report through June 30, 2020. No action was required at this time.

**Action Items:**

**Board Business**

1. Parking Enforcement

The Board discussed the parking situation in the community becoming an issue of not having enough parking spaces due to people not parking their cars in their garage or leaving their cars out for more than a day. The Board discussed having the parking rules back to normal beginning August. After discussion, on a motion duly made and seconded, the Board of Directors voted to go back to parking enforcement beginning August 1, 2020.

2. Fence Replacement

The Board reviewed two proposal from Country Estate, one was to replace both entrance and exit fence and the other to replace only the entrance fence. After discussion, on a motion duly made and seconded, the Board of Directors approved to replace both entrance and exit fence.

3. Tree Trimming

The Board reviewed a proposal for annual tree trimming. After discussion, on a motion duly made and seconded, the Board of Directors approved the proposal from O'Connell landscape Maintenance at a cost not to exceed \$2,970.00.

4. Sycamore Tree Removal

The Board reviewed a proposal from O'Connell to remove the Sycamore tree located by the parking lot on Paseo Simpatico due to it being a safety hazard. After discussion, on a motion duly made and seconded, the Board of Directors approved the proposal at a cost not to exceed \$750.00 however, the Board has not yet been presented with a plan from the Landscaping committee with a Tree spec and cost, as well as plans to prevent future root issues in this area.

**Board Input**

Board requested to have the Community Manager submit the Meeting Minutes Draft within one week from date of meeting to all Board Members for their review and to allow feedback in a timely manner.

**Correspondence & Reports**

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

**Next Meeting Date:**

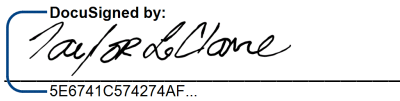
The next regularly scheduled meeting of the Board of Directors is scheduled for, Tuesday, September 15, 2020 beginning at 5:00 p.m. via Zoom video conference call.

**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 7:00 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 July 21, 2020 as approved by the Board of Directors.

Signature:  5E6741C574274AF...

Date: 9/10/2020