

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
JANUARY 19, 2021**

**NOTICE:**

Upon notice duly given and received, the Los Paseos Maintenance Corporation General Session Meeting was held VIA ZOOM CONFERENCE CALL DUE TO COVID-19.

**DIRECTORS PRESENT:**

Ronak Patel, President  
Amy Mendelson, Vice President  
Taylor LeClaire, Secretary/Treasurer  
Hanna Goffredo, Member at Large  
Karen Herlihy, Member at Large

**ABSENT: NONE**

**TRITZ PROFESSIONAL MANAGEMENT SERVICES, INC. REPRESENTATIVE:** Sue Norman, CCAM

**CALL TO ORDER:** The meeting was called to order at 6:00 PM

**MINUTES:**

Ronak Patel made a motion and Amy Mendelson seconded to approve the General Meeting Minutes for November 17, 2020 and the Annual Meeting Minutes for November 17, 2020. All in favor.

**EXECUTIVE MEETING SUMMARY:** No Executive Session was held.

**HOMEOWNER FORUM: 6:05 PM**

39 Paseo Simpatico—H/O wanted to know what the charge for Patrol Masters for 11-10-2020 through 12-7-2020. H/O stated that the 32 El Corazon stump grind should be coded to the reserve line item for the tree removal in addition to 27 Paseo Simpatico stump grind.

1 Paseo Simpatico-H/O just called in to listen.

35 Paseo Simpatico-H/O asked if we could talk about parking.

53 Paseo Vespertino-H/O just called in to listen.

10 El Corazon-H/O just called in to listen.

21 Paseo Simpatico-H/O called in to listen and hear about the fence replacement at the entry.

5 Paseo Simpatico-H/O called in to see who was going to be appointed to the open seat on the board.

12 El Corazon-H/O just called in to listen.

57 Paseo Vespertino-H/O just called in to listen.

Homeowner Forum was adjourned at 6:15 PM

**GENERAL BUSINESS:**

- Amy Mendelson made a motion and Ronak Patel seconded to appoint Karen Herlihy to fill the vacant seat on the board as a Member at Large. All in favor.
- Board reviewed the 3 Paseo Vespertino request for driveway grinding. Sue will look on our next walk through.
- Amy Mendelson made a motion and Taylor LeClaire seconded to approve the Homeowner Account #1A88008201 request to waive the late fee of \$19.50 as a one time courtesy. All in favor.
- Amy Mendelson made a motion and Ronak Patel seconded to ratify the LaBarre/Oksnee Insurance Renewal. All in favor.
- Taylor LeClaire made a motion and Amy Mendelson seconded to approve the Aquatrends rate increase proposal as presented. All in favor.
- Amy Mendelson made a motion and Ronak Patel seconded to approve the Aquatrends proposal for the replacement of the flowmeters. All in favor.
- Board discussed the proposal from O'Connell Landscape for the infilling of the planter areas requested on the walk through. Board believed this was completed but Sue was to confirm.
- Taylor LeClaire made a motion and Ronak Patel seconded to approve the Personal Touch increase proposal as presented. All in favor.
- Board discussed the Personal Touch Winter cleaning proposal and agreed to table it for April.

- Board discussed the Personal Touch power washing proposal and Amy Mendelson made a motion and Ronak Patel seconded to hold off on this. All in favor.
- Amy Mendelson made a motion and Ronak Patel seconded to approve the ProTec proposal for the wrought iron fence repairs. All in favor.
- Board tabled the Carasso and Humburg proposal for the restrooms and concrete repairs at the pool until all other bids are received.
- Board discussed the Architectural, Violation and Maintenance logs. We will not be including these in the board pack moving forward as the board has access to them at anytime through the portal.
- Amy Mendelson made a motion and Hannah Goffredo seconded to appoint Ronak Patel to the Samlarc Delegate seat. All in favor.
- The Board appointed the following committees:

Amy Mendelson made a motion and Taylor LeClaire seconded to appoint Taylor LeClaire as the chairperson, Karen Herlihy and Saori Murstig to the Architectural Committee. All in favor.

Taylor LeClaire made a motion and Hannah Goffredo seconded to keep the same 5 current parking committee members currently on the committee with Bruce Palmer as a chairperson and add Amy Mendelson. All in favor.

Ronak Patel made a motion and Hannah Goffredo seconded to appoint Taylor LeClaire as the chairperson to the landscape committee and Saori Murstig and Spenser Fabian will also be on it. All in favor.

Ronak Patel made a motion and Hannah Goffredo seconded to appoint Bruce Palmer as the Chairperson and Spencer Fabian on the financial committee. All in favor.

- Ronak Patel made a motion and Amy Mendelson seconded to have the pool heat turned on this year on April 1, 2021. All in favor.
- Board discussed the conversion of the streetlights to LED and agreed to postpone this at this time.

**UNFINISHED/NEW BUSINESS NEEDED FOR DISCUSSION NOT ON THE AGENDA:**

- Ronak Patel made a motion and Amy Mendelson seconded to approve the Ben's Asphalt proposal for the asphalt work proposed. All in favor. Amy Mendelson will be the project manager with Sue.

**FINANCIAL:**

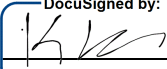
Board reviewed the Outstanding List. Board has already given instruction that all 7-day letters may go out without board approval.

Taylor LeClaire made a motion and Ronak Patel seconded to approve the proposed 2021-2022 budget as presented. All in favor.

Taylor LeClaire made a motion and Ronak Patel seconded to approve the November and December 2020 financials. All in favor.

**ADJOURNMENT**

The General Session was adjourned at 8:07 PM.

DocuSigned by:  
  
Signature \_\_\_\_\_  
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3/19/2021  
Date \_\_\_\_\_