

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
MARCH 16, 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:

Taylor LeClaire made a motion and Amy Mendelson seconded to approve the General Meeting Minutes for January 19, 2021. All in favor.

EXECUTIVE MEETING SUMMARY: No Executive Session was held.

HOMEOWNER FORUM:

39 Paseo Vespertino-H/O just here to listen.
3 Paseo Vespertino-H/O just here to listen.
21 Paseo Simpatico-H/O just here to listen.
19 Paseo Vespertino-H/O just here to listen.
12 El Corazon-H/O just here to listen.
26 Paseo Vespertino-H/O had questions regarding the parking and safe listing during the asphalt project.

Homeowner Forum was adjourned at 6:09 PM

GENERAL BUSINESS:

- Board reviewed all mailbox repair proposals to fasten and secure only, not replace. Amy Mendelson made a motion and Ronak Patel seconded to approve the Humburg proposal in the amount of \$661.00. All in favor.
- Board reviewed all cement repair proposals for the pool area. Amy Mendelson made a motion and Hanna Goffredo seconded to approve the Humburg proposal in the amount of \$7338.00. All in favor.
- Board tabled the restroom renovation proposals until further clarification. Amy Mendelson is going to put a spread sheet together.
- Board reviewed all pool area water heater proposals. Taylor LeClaire made a motion and Karen Herlihy seconded to approve the Olson Superior Plumbing proposal for the 50-gal water heater with the 12-year warranty in the amount of \$1925.00. 4 in favor, Amy Mendelson abstained. Motion carried.
- Board reviewed the Personal Touch Winter cleaning proposal and agreed to table it as it is not needed at this time.
- Ronak Patel made a motion and Amy Mendelson seconded to approve the Ingerwankel proposal to draft the Election Rules per the SB 323 law. All in favor.
- Amy Mendelson made a motion and Ronak Patel seconded to approve the Maintenance Matrix proposal from Ingerwankel. All in favor.
- Ronak Patel made a motion and Amy Mendelson seconded to deny the reimbursement request from 32 El Corazon for the fence repair due to the fallen tree as the board feels the tree did not damage the fence. All in favor.

- Taylor LeClaire made a motion and Hannah Goffredo seconded to approve the O'Connell proposal for the removal of the trees and the stump grinding between 3 & 5 Paseo Vespertino and 22 El Corazon in the amount of \$1300.00. All in favor.
- Board discussed the parking suggestions and asked that Sue get Patrol Masters to provide a proposal for the installation of signs at all permit spots stating non permitted vehicles will be towed.
- Amy Mendelson made a motion and Ronak Patel seconded to approve the 9 Paseo Vespertino proposal from O'Connell to install plant material in the area that had been approved to remove the old plant material. The removal was \$150.00 and the new plant material and mulch is \$439.75 All in favor.
- Amy Mendelson made a motion and Ronak Patel seconded to approve the O'Connell Master Landscape contract with the amendment of a 30-day termination clause instead of 1 year. All in favor.
- Taylor LeClaire made a motion and Amy Mendelson seconded to accept Fienny Curtis to the architectural committee. All in favor.
- Board reviewed the resignation letter from Taylor LeClaire from the position of the Secretary. Ronak Patel made a motion and Taylor LeClaire seconded to appoint Karen Herlihy as the new Secretary. All in favor.
- Ronak Patel made a motion and Hanna Goffredo seconded to remove the requested late fee of \$19.50 from 28 Paseo Vespertino. All in favor.
- Amy Mendelson made a motion and Karen Herlihy seconded to open the pool and spa immediately and get the heat on for both. All in favor.
- Board discussed the LED lights for the streetlights and decided to table until our May meeting. Property Manager, Sue Norman will provide new information from other HOA's that have successfully made this transition.
- Board discussed the Holiday lighting and agreed to try the solar lights and if that works, we will not need an additional outlet.
- Amy Mendelson made a motion and Hannah Goffredo seconded to approve that Hanna could purchase a doggie bag dispenser not to exceed \$125.00 to be installed at the green belt. All in favor.
- Board discussed a Lending Library to be installed with an area for a community bulletin board per Taylor LeClaire's request. No location determined at this time. Ronak will get a quote from someone to build us a Lending Library.

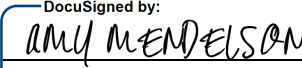
UNFINISHED/NEW BUSINESS NEEDED FOR DISCUSSION NOT ON THE AGENDA:

FINANCIAL:

- Board reviewed the Outstanding List. Ronal Patel made a motion and Taylor LeClaire seconded that account # 1A8800760 needs to make a payment and submit a payment plan for the remainder of the balance.
- Taylor LeClaire made a motion and Ronak Patel seconded to approve the proposed Reserve Re-Allocation. All in favor.
- Ronak Patel made a motion and Taylor LeClaire seconded to approve the Vanderpol Audit and Tax proposal. All in favor.
- Taylor LeClaire made a motion and Ronak Patel to approve the February 2021 financials. All in favor.

ADJOURNMENT

The General Session was adjourned at 8:11 PM.

DocuSigned by:

Signature _____
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12/10/2021

Date