

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
MAY 18, 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, Treasurer
Hannah Goffredo, Member at Large
Karen Herlihy, Secretary

ABSENT: NONE

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

CALL TO ORDER: The meeting was called to order at 6:01 PM

MINUTES:

Amy Mendelson made a motion and Taylor LeClaire seconded to approve the General Meeting Minutes for March 16, 2021. All in favor.

EXECUTIVE MEETING SUMMARY: No Executive Session was held.

HOMEOWNER FORUM:

26 Paseo Vespertino-Just here to listen.
12 El Corazon-Just here to listen.
39 Paseo Simpatico-Just here to listen.
3 Paseo Vespertino-Just here to listen.
15 Paseo Simpatico-H/O wanted to express that he is very happy with the asphalt project and wanted to thank all the homeowners for their patience.

Homeowner Forum was adjourned at 6:05 PM

GENERAL BUSINESS:

Ronak Patel made a motion and Amy Mendelson seconded to approve the Informative Election Proposal for the 2021 Election. All in favor. Board approved holding the election at the normal meeting time and the announcement of the results will be presented when all the votes are tallied.

Taylor LeClaire made a motion and Amy Mendelson seconded to approve the proposed Election Rules. All in favor.

Board tabled the proposed Maintenance Matrix for further clarification. All board members will give their input to Taylor LeClaire and she will email Sue the items she would like the attorney to clarify.

Board reviewed the HOA Connection Contract. This was not signed by them nor presented to the board. Amy Mendelson made a motion and Taylor LeClaire seconded to approve sending the 90-day termination to HOA Connection and to discuss this with David Tritz. All in favor. The board would like research done on a refund since the board did not sign the contract.

Amy Mendelson made a motion and Taylor LeClaire seconded to approve the CAPS Website proposal to start in 90 days or sooner if we can terminate HOA Connection sooner. All in favor.

Board reviewed the HOA Lighting Proposal for LED Street Lights and would like to table it as it is not an expense we need to incur at this time. Sue emailed the Board the detailed email from Jen at Three Phase. The Board will review and direct Taylor as to what bulb they want to use. Once installed the Board can view it and we can go from there.

Board reviewed the Humburg Restroom Proposal and decided to table at this time since it is not a good time since it is high pool season.

Amy Mendelson made a motion and Ronak Patel seconded to ratify PTC proposal for pool furniture cleaning, the WC Friend proposal for Loop Replacement and the WC Friend proposal for Call Box Wire replacement. All in favor.

Board reviewed the parking discussion topics listed in the Board pack.

Board agreed to hold a town hall meeting to get the homeowners input on changes to the parking Rules & Regulations prior to revising them and sending them out for the 30-day review period.

Board discussed adding parking numbers to permit spaces and decided this will be discussed at a later date as well.

Board tabled the TPMS upcoming contract with Los Paseos as they would like to make changes. Taylor LeClaire will provide Sue with the changes to discuss with David Tritz and this will be put on the July agenda.

Board tabled discussing changing Meetings to Monthly until a future date.

Board discussed adding 2 more permit spaces. Amy Mendelson made a motion and Karen Herlihy seconded to add 2 more parking spaces located behind the pool. All in favor. Amy Mendelson will let Sue and Ben's Asphalt know the exact location.

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

Board discussed reopening the pool and Amy Mendelson made a motion and Karen Herlihy seconded to have HOA Connection send out an email blast to the homeowners notifying them and to let them know to contact Griselda to get their fobs activated and Griselda will provide the information to Ronak Patel to activate. All in favor. Amy Mendelson will provide Sue with the wording for the email blast. Amy Mendelson will also post the proper signage the pool.


FINANCIAL:

Board reviewed the Outstanding List. No further action needed at this time.

Taylor LeClaire made a motion and Ronak Patel to approve the March and April 2021 financials pending clarification of Taylor LeClaire's question that she will email me. All in favor.

ADJOURNMENT

The General Session was adjourned at 8:17 PM.

DocuSigned by:

Signature 6AEE787EA789420...

7/27/2021
Date