

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
JULY 20, 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 6:00 PM

MINUTES:

Amy Mendelson made a motion and Karen Herlihy seconded to approve the General Meeting Minutes for June 18, 2021 as corrected with an H at the end of Hannah's name. All in favor.

EXECUTIVE MEETING SUMMARY: No Executive Session was held.

HOMEOWNER FORUM:

39 Paseo Simpatico-H/O will give a financial report when we get to the finances.
26 Paseo Vespertino-H/O stated the Patrol company is not citing safe listed vehicles that are parked in permit parking. She also stated that we need signage in the permit spots.

Homeowner Forum was adjourned at 6:10 PM

GENERAL BUSINESS:

Taylor LeClaire made a motion and Ronak Patel seconded to approve the Adoption of Proposed Election Rules. All in favor.

Amy Mendelson made a motion and Ronak Patel seconded to approve the onsite ARS Reserve Study Proposal including pictures. Option 1A. All in favor.

Entry Beautification Project-Board tabled the proposal for sandblasting the white curbs at the entrance so that we can look at other proposals and discuss at the next meeting.

Ben's Asphalt Proposal for entry white curbs and reflectors-Tabled for additional proposals.

Ben's Asphalt Proposal for driveway at 3&5 vs Humburg Proposal-Board agreed that Sue should send a cover letter to the homeowner stating that if we move forward with this and the driveway is removed and there are no issues with the roots causing it that the H/O would be responsible for the cost not the HOA. The Board would like to use the Humburg proposal.

Pacific Coast Pavers Pressure Wash Proposal & References – Tabled for an additional proposal.

Board reviewed the HOA Technology Notice of Termination. Board agreed that they would like to purchase the domain and be the sole owners for the new website of Lospaseosrm.com. Sue is to handle this with the new website company.

Three Phase Bid for Discussion-Sue is to look at the Reserve Study as to when we are due to replace these light fixtures and or poles as well. Bid is tabled at this time.

Board reviewed the O'Connell Landscape Proposals:

Amy Mendelson made a motion and Hannah Godfrey seconded to approve proposal #20214549215164 in the amount of \$701.00. All in favor.
Amy Mendelson made a motion and Hannah Godfredo seconded to approve proposal #20214890316301 in the amount of \$741.00. All in favor.

Amy Mendelson made a motion and Ronak Patel seconded to approve proposal #20214888816296 pending the irrigation is included. All in favor.

O'Connell Tree Trimming Map

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

Board discussed the Humburg proposal for the lifting driveway at 3 Paseo Vespertino. Taylor LeClaire made a motion and Amy Mendelson seconded to approve that Sue send a letter to the Homeowner with a copy of the Humburg proposal stating that once the driveway is removed, if the damage is not from the roots, then the Homeowner is responsible for the invoice. Once the homeowner agrees, Sue is to send the approval to Humburg for the work to be scheduled. All in favor.

FINANCIAL:

Board reviewed the Patrol Masters increase letter and Taylor LeClaire made a motion and Amy Mendelson seconded to approve the increase for 2022 from \$342.19 to \$359.30. All in favor.

Board reviewed the TPMS contract. Amy Mendelson made a motion and Taylor LeClaire seconded to approve with the 3% increase. All in favor.

Board reviewed the Outstanding List. Board asked that Sue email each homeowner that has outstanding small balances that they are responsible to pay them.

Taylor LeClaire made a motion and Hannah Godfredo seconded to approve the May and June 2021 financials. All in favor.

ADJOURNMENT

The General Session was adjourned at 7:56 PM.

Signature

Date