

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
SEPTEMBER 21, 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 6:03 PM

MINUTES:

Amy Mendelson made a motion and Taylor LeClaire seconded to approve the General Meeting Minutes for July 20, 2021. All in favor.

EXECUTIVE MEETING SUMMARY: No Executive Session was held.

HOMEOWNER FORUM:

1 Paseo Simpatico-H/O called in regarding his fence set back. He agreed to an 18" setback with concrete footings. Amy Mendelson made a motion and Taylor LeClaire seconded to approve as stated. All in favor.

39 Paseo Simpatico-H/O called in with 4 items. Thanked the Board for getting the water back on at his unit. California Fence should be triple reviewed as a preferred vendor. The Master has a Matrix and there are 14 permit parking spots not 13.

Homeowner Forum was adjourned at 6:17 PM

GENERAL BUSINESS:

Hannah Goffredo made a motion and Karen Herlihy seconded to approve the Empire proposal for white curbs. Board would like to install new reflectors and not work around the old ones. 4 in favor, Ronak Patel opposed. Motion carried.

Board discussed the permit parking signs and has decided not to install them at this time. Board would prefer painting in the white circles. Sue is to discuss with RJ at Empire Parking Lot Services and to get a bid for this.

Board discussed the Humburg proposal to etch slippery concrete at pool and agreed that this should have been done at the time of the repairs. Sue is to speak with him.

Amy Mendelson made a motion and Ronak Patel seconded to approve the Andrew's proposal for drain grate cleaning with the condition that 10 replacement covers are approved and if any more are needed he is to contact Sue. All in favor. \$3,500.00 and \$95.00 per grate replacement.

Karen Herlihy made a motion and Amy Mendelson seconded to approve the HOA lighting proposal for all remaining garage lights (75) with 3000 Kelvin LED lamps in the amount of \$10,668.00. All in favor.

Karen Herlihy made a motion and Amy Mendelson seconded to approve the HOA Lighting proposal for 35-watt, 2700 Kelvin LED streetlight conversion in the amount of \$5,040.00. All in favor.

Board discussed the proposal from the Galloway Group to handle the architectural applications and decided that the Architectural Committee (Taylor LeClaire) would discuss this with SamIarc and get back to Sue.

1 Paseo Simpatico letter re: arch app and back up (See notes in Homeowner Forum)

Board reviewed the Maintenance Matrix and will make notes to Amy Mendelson and she would provide those to Sue to discuss with legal and see if they needed to visit the property and if so to get a proposal.

Taylor LeClaire made a motion and Ronak Pates seconded to approve the PTC increase letter for April 1, 2022. Sue is to request that the fill the doggie bag dispensers. All in favor.

Amy Mendelson made a motion and Hannah Goffredo seconded to remove all preferred vendors from the Architectural application. 3 in favor. Ronak Patel and Taylor LeClaire abstained. Motin carried.

UNFINISHED/NEW BUSINESS NEEDED FOR DISCUSSION NOT ON THE AGENDA: NONE

FINANCIAL:

Amy Mendelson made a motion and Taylor LeClaire seconded to ratify the VanDerPol 2021 year-end draft. All in favor.

Board reviewed the AB3182 letter from Inger Wankel & Bonkowski. Sue explained that since we do not have current rental restrictions this does not apply to us.

Board reviewed the Outstanding List. No further action needed.

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

ADJOURNMENT

The General Session was adjourned at 7:44 PM.

DocuSigned by:

Signature 16921F028374E0...

11/18/2021
Date