

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
MAY 17, 2022**

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:

Larry Mustful
Karen Herlihy
Diane Larson
Marlon Santos

ABSENT: NONE

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

CALL TO ORDER: The meeting was called to order at 5:50 PM

HOMEOWNER FORUM: Closed at 5:56 PM

25 Paseo Simpatico-H/O is hoping there are no major changes in the parking rules and is here to listen. 19 Paseo Simpatico-H/O expressed Maintenance Matrix concerns regarding things that were in the property lines.

MINUTES:

Karen Herlihy made a motion Larry Mustful seconded to approve February 23, 2022, Budget Meeting Minutes and the March 15, 2022 General Meeting Minutes. All in favor.

EXECUTIVE SUMMARY:

Property Manager, Sue Norman gave a summary of the items covered in the Executive Session. Board reviewed a Hearing Results letter and reviewed a draft of a legal letter.

GENERAL BUSINESS:

Larry Mustful made a motion Diane Larson seconded to approve Inger Wankel retainer renewal. All in favor.

Larry Mustful made a motion Karen Herlihy seconded to approve Patrol Masters Surcharge letter. All in favor.

Larry Mustful made a motion Karen Herlihy seconded to ratify the Aqua trends Fuel upcharge notice. All in favor.

Marlon Santos made a motion Larry Mustful seconded to approve Aquatrends proposal to ratify. All in favor.

Karen Herlihy made a motion Marlon Santos seconded to approve HOA Elections proposal for the 2022 Election. All in favor.

The Board discussed Maintenance Matrix. Sue to clarify with Diane Larson on the call with the attorney.

Karen Herlihy made a motion Larry Mustful seconded to approve Parking Rules proposed changes. All in favor.

The Board discussed 48 El Corazon Gate and fence and determined that since they are new owners, and they were not the ones who installed the fence that it is ok for now and Gricelda is to note the file. All in favor.

Diane Larson made a motion Larry Mustful seconded to approve Larry to proceed with getting the gate sensors installed as it is a liability.

NEW BUSINESS: None

FINANCIALS:

Board reviewed the Outstanding report. No further action needed.

Larry Mustful made a motion Marlon Santos seconded to approve TPMS Inc. in house collection. All in favor.

Diane Larson made a motion and Karen Herlihy seconded to approve of the March and April 2022 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 7:50 PM



Signature

Jul 21, 2022

Date







May 17, 2022 General Meeting Minutes-Draft

Final Audit Report

2022-07-21

Created:	2022-07-20
By:	Sue Norman (sue@tpms.net)
Status:	Signed
Transaction ID:	CBJCHBCAABA6ksleg1CSlx_QQlrlRwIVA_8qrv3aFA

"May 17, 2022 General Meeting Minutes-Draft" History

-  Document created by Sue Norman (sue@tpms.net)
2022-07-20 - 7:31:59 PM GMT- IP address: 199.248.216.237
-  Document emailed to dianelarson@tustinbank.com for signature
2022-07-20 - 7:32:27 PM GMT
-  Email viewed by dianelarson@tustinbank.com
2022-07-21 - 8:50:45 PM GMT- IP address: 12.167.51.98
-  Signer dianelarson@tustinbank.com entered name at signing as Diane A Larson-Querry
2022-07-21 - 8:51:16 PM GMT- IP address: 12.167.51.98
-  Document e-signed by Diane A Larson-Querry (dianelarson@tustinbank.com)
Signature Date: 2022-07-21 - 8:51:18 PM GMT - Time Source: server- IP address: 12.167.51.98
-  Agreement completed.
2022-07-21 - 8:51:18 PM GMT