

**LOS PASEOS MAINTENANCE  
CORPORATION BOARD OF  
DIRECTORS MEETING  
GENERAL SESSION MEETING  
MINUTES  
June 9, 2022**

**NOTICE:**

Upon notice duly given and received, the Los Paseos Maintenance Corporation General Session Meeting was held VIA ZOOM CONFERENCE.

**DIRECTORS PRESENT:**

Karen Herlihy  
Diane Larson  
Larry Mustful  
Marlon Santos

**ABSENT: NONE**

**CALL TO ORDER:** The meeting was called to order at 5:38 PM

**GENERAL BUSINESS:**

The Board reviewed the Architectural Guidelines incorporating recommended changes to be submitted for review and approval at the next scheduled Board meeting.

The Board reviewed the Reserve Analysis for Los Paseos Maintenance Corporation dated January 7, 2022, prepared by Advanced Reserve Solutions, Inc. The board agreed that a safety inspection on the Tot Lot be conducted and that a survey be sent to the homeowners regarding removal of the Tot Lot. In addition, Larry Mustful agreed to inspect the concrete sidewalks to determine if any grinding or repairs are needed. Diane Larson then moved that the Reserve Analysis Dated January 7, 2022, be received and filed. Karen Herlihy seconded the motion. The motion was carried by all directors present.

Diane Larson and Karen Herlihy met with the Association's Attorney, David A. Wankel, Esq. of Iger Wankel & Bonkowski, LLP to clarify what the Association and Homeowners are responsible for regarding the Maintenance Matrix their firm prepared on our behalf. After a lengthy discussion, Mr. Wankel, will be preparing a revised Maintenance Matrix to be submitted to the Homeowner Association.

Larry Mustful presented three (3) proposal to replace the Gate Entry Control. The Proposal presented were submitted by W.C. Friend Company, Entry Systems, Inc. and Automated Gate Services, Inc. The board requested that a separate proposal be obtained from each vendor providing a break-down of the costs for replacing the gates and adding the safety features without upgrading the technology to the new RDIF tags. Larry Mustful has agreed to contact the vendors.

**ADJOURNMENT**

The General Session Meeting was adjourned at 8:38 PM



Signature

Jul 21, 2022

Date







# June 9, 2022 General Meeting Minutes-Draft

Final Audit Report

2022-07-21

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