

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
JULY 19, 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 5:31 PM

**HOMEOWNER FORUM: Closed at 5:45 PM**

19 Simpatico-H/O wanted to thank the board for reviewing the arch standards and also for increasing the pool heat. Had comments about the architectural guidelines regarding fences. H/O commented on the gates.

**MINUTES:**

Diane Larson made a motion Larry Mustful seconded to approve May 17, 2022 and the June 9, 2022 General Meeting Minutes. All in favor.

**EXECUTIVE SUMMARY:** NONE

**GENERAL BUSINESS:**

Larry Mustful made a motion and Karen Herlihy seconded to approve the O'Connell proposal for 37 Vespertino. All in favor.

Larry Mustful made a motion and Marlon Santos seconded to table the proposed Architectural and Landscaping Standards until the Board meets again to discuss and finalize. All in favor.

Larry Mustful made a motion and Karen Herlihy seconded to approve the ARS Reserve Study proposal. All in favor.

**NEW BUSINESS:**

Board reviewed the homeowner request for tow reimbursement. Larry Mustful made a motion and Karen Herlihy seconded to reimburse the homeowner in the amount of \$470.00. All in favor.

Tot Lot discussion: Board asked that Sue get the tot lot inspected and provide a report to the Board.

Karen Herlihy made a motion and Larry Mustful seconded to continue with 5:30 PM meetings and to change the website to reflect the proper time.

**FINANCIALS:**

Board reviewed the Outstanding report. No further action needed.

Diane Larson made a motion Karen Herlihy seconded to deny the proposed TPMS Inc. 7% management increase. All in favor.

Larry Mustful made a motion and Marlon Santos seconded to approve the VanDerPol Audit and Tax proposal for FYE March 31, 2022. All in favor.

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

Diane Larson made a motion and Marlon Santos seconded to approve accounting to transfer any Operating funds left to the Reserves. All in favor.

**ADJOURNMENT**

The General Session Meeting was adjourned at 6:55 PM

*Diane A Larson-Querry*

[Diane A Larson-Querry \(Sep 21, 2022 20:48 PDT\)](#)

Signature

Sep 21, 2022

Date







# July 19, 2022 General Meeting Minutes

Final Audit Report

2022-09-22

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