

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
SEPTEMBER 20, 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 5:30 PM

**HOMEOWNER FORUM: Closed at 5:39 PM**

19 Simpatico-Gates are better. Landscaping may be overwatered right now. Call for candidates. H/O states there are 3 seats open.

8 Paseo Vecino-H/O wasn't sure how parking worked when he moved in.

**MINUTES:**

Karen Herlihy made a motion Diane Larson seconded to approve July 19, 2022 and the August 15, 2022 General Meeting Minutes. All in favor.

**EXECUTIVE SUMMARY:** NONE

**GENERAL BUSINESS:**

Board discussed the email from 3 Paseo Vespertino correspondence regarding the driveway grinding. Diane Larson made a motion and Karen Herlihy seconded to have Sue inform the homeowner that it is his responsibility. If indeed the cause is our roots the homeowner can seek reimbursement. All in favor.

Diane Larson made a motion and Larry Mustful seconded to approve the O'Connell Landscape proposal for 10 Vespertino. All in favor. Sue is to verify the mulch.

Board reviewed the Playground inspection report and would like Sue to send a survey to the homeowners regarding their thoughts.

Marlon Santos made a motion and Larry Mustful seconded to approve the proposed Architectural and Landscaping Standards to be mailed out for the 28-day review to the membership. All in favor.

Karen Herlihy made a motion and Larry Mustful seconded to approve the proposed Maintenance Matrix as corrected. All in favor.

Larry Mustful made a motion and Diane Larson seconded to approve the quality Street Sweeping proposal for 2 X per month. All in favor.

Diane Larson made a motion and Karen Herlihy seconded to approve the Patrol Masters Increase letter for 1/2023. All in favor.

Board discussed the Committee memberships and plan to leave as is at this time.

Larry Mustful provided a spread sheet with the gate proposals and updates. Board will meet with the gate company to discuss details and get them to provide an updated proposal for review in November.

**FINANCIALS:**

Board reviewed the Outstanding report. Larry Mustful made a motion and Karen Herlihy seconded to approve filing a lien on acct #1A8800760. All in favor.

Diane Larson made a motion and Larry Mustful seconded to approve the year end March 31, 2022 draft audit. All in favor.

Larry Mustful made a motion and Marlon Santos seconded to move the suggested amount from our audit of \$5306.00 from the operating account to the Reserve account. All in favor.

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

**ADJOURNMENT**

The General Session Meeting was adjourned at 6:46 PM

*Diane A. Larson-Querry*  
Diane A. Larson-Querry (Nov 16, 2022 14:27 PST)

Signature

Nov 16, 2022

Date







# September 20, 2022 General Meeting Minutes

Final Audit Report

2022-11-16

Created:	2022-11-16
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