

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
MAY 16, 2023**

**NOTICE:**

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

**DIRECTORS PRESENT:**

Larry Mustful, Karen Herlihy, Diane Larson, Taylor LeClare and Bimali Walgampaya (Called in late)

**ABSENT: NONE**

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

**CALL TO ORDER:** The meeting was called to order at 5:32 PM

**HOMEOWNER FORUM:** 19 Simpatico-H/O stated the gate is not opening for motorcycles and needs adjustment.

**MINUTES:**

Taylor LeClaire made a motion and Larry Mustful seconded to approve March 21, 2023, General Meeting Minutes. All in favor.

**EXECUTIVE SUMMARY:** NONE

**GENERAL BUSINESS:**

The board reviewed 5 landscape maintenance proposals. They narrowed it down to 2 companies. The committee will meet and discuss the proposals, possibly get 2 more and submit a list of questions for all.

Taylor LeClaire made a motion and Karen Herlihy seconded to immediately terminate the current street sweeping company and go out to bid. All in favor.

Larry Mustful made a motion and Karen Herlihy seconded to approve the Correct Elect proposal for the 2023 election. 3 in favor, 1 abstained. Motion passed.

Diane Larson made a motion and Taylor LeClaire seconded to approve the automated Gate Services proposal at a lower cost. All in favor.

Diane Larson made a motion and Larry Mustful seconded to ratify the O'Connell proposal for the 47 Vespertino tree trimming. All in favor.

**APPOINTING OF THE COMMITTEES:**

**ARCHITECTURAL COMMITTEE:** Taylor LeClaire made a motion and Diane Larson seconded to appoint Diane Larson, Larry Mustful, Matt Lovett, Fienny Curtis and Saori Murstig to the Architectural Committee. 2 in favor, Karen Herlihy abstained, and Larry Mustful opposed. Motion was not carried out therefore the current committee will remain in place until the next board meeting.

**LANDSCAPE COMMITTEE:** Karen Herlihy made a motion and Diane Larson seconded to appoint Taylor LeClaire, John Giacchino and Larry Mustful (with Larry Mustful as a temporary place holder to meet the two Board Member per Committee needs) to the Landscape Committee. All in favor.

Diane Larson made a motion and Taylor LeClaire seconded to replace Larry Mustful with Bimali Walgampaya to the Landscape Committee. All in favor.

**PARKING COMMITTEE:**

Taylor LeClaire made a motion and Larry Mustful seconded to appoint Diane Larson, Bruce Palmer, Andrew McNiven and Karen Herlihy to the Parking Committee. All in favor.

**NEW/UNFINISHED BUSINESS:**

Diane Larson made a motion and Karen Herlihy seconded to approve to seek legal counsel regarding Committees. All in favor. The board will provide Sue with a list of questions for our attorney.

**FINANCIALS:**

Taylor LeClaire made a motion and Diane Larson seconded to approve the lien on acct#1A8800760, pending a phone call first and awaiting 7 days after if there is no response. All in favor.

Diane Larson made a motion and Larry Mustful seconded to approve the presented reserve re-allocation. All in favor.

Diane Larson made a motion and Taylor LeClaire seconded to approve of the March 2023 financials. All in favor.

**ADJOURNMENT**

The General Session Meeting was adjourned at 7:11 PM

  
Taylor LeClaire (Jul 20, 2023 17:14 PDT)

Signature

Jul 20, 2023

Date







# May 16, 2023 General Meeting Minutes-Draft

Final Audit Report

2023-07-21

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