

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
JULY 18, 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

ABSENT: NONE

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

CALL TO ORDER: The meeting was called to order at 6:22 PM

MINUTES:

Taylor LeClaire made a motion and Larry Mustful seconded to approve May 16, 2023, General Meeting Minutes. All in favor.

HOMEOWNER FORUM:

12 El Corazon-H/O wanted to confirm the time of the meetings.

37 Paseo Vespertino-H/O gave input on installing gates and wanting to change the gate code.

EXECUTIVE SUMMARY: NONE

GENERAL BUSINESS:

Larry Mustful made a motion and Bimali Walgampaya seconded to redesign the Bounce House Policy and Permission form. All in favor.

Taylor LeClaire made a motion and Larry Mustful seconded to file the form needed to arrest the homeless at the pool. All in favor.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to deny all O'Connell proposals. All in favor.

The board reviewed the 2 remaining landscape proposals and Taylor LeClaire will set up a Zoom meeting with them and the board.

Larry Mustful made a motion and Diane Larson seconded to approve the ARS Reserve Study proposal for Option #1 with photos. All in favor.

The board allowed homeowner to talk about the proposed pedestrian gates that he would pay for materials and installation. The board asked that he provide sketches to review.

The Board tabled the street sweeping proposal until we switch landscapers.

Taylor LeClaire made a motion and Diane Larson seconded to pull the old parking app off the website and Diane Larson will send Sue the updated version. All in favor.

Bimali Walgampaya made a motion and Larry Mustful seconded to approve TPMS to email all violation letters we write to any homeowner that has provided an email address. All in favor.

ARCHITECTURAL COMMITTEE:

Taylor LeClaire made a motion and Karen Herlihy seconded to appoint Diane Larson to the Architectural Chairperson until the next election when the committees are reappointed. Larry Mustful opposed and Bimali Walgampaya abstained. Motion carried.

LANDSCAPE COMMITTEE:

Bimali Walgampaya made a motion and Larry Mustful seconded to appoint Taylor LeClaire to the Landscape Chairperson. All in favor.

PARKING COMMITTEE:

Bimali Walgampaya made a motion and Taylor LeClaire seconded to appoint Karen Herlihy to the Parking Chairperson. All in favor.

ARCHITECTURAL COMMITTEE:

Taylor LeClair made a motion and Diane Larson seconded to appoint the following to the architectural committee: Diane Larson, Larry Mustful, Saori Murstig, Matt Lovett and Fiennny Curtis. 4 in favor and Larry Mustful abstained. Motion carried.

NEW/UNFINISHED BUSINESS:

Larry Mustful made a motion and Bimali Walgampaya seconded to cancel the contract committee. All in favor.

Larry Mustful made a motion and Bimali Walgampaya seconded to appoint Taylor LeClaire to be the liaison for Los Paseos and SAMLARC for Los Paseos landscape concerns in areas that SAMLARC is responsible for. IE: At Los Paseos entrance and on El Corazon. 1st order of business is to ask SAMLARC to blow the sidewalks off from their tree debris at least once per month. All in favor.


FINANCIALS:

The board reviewed the outstanding report. The board asked that Sue contact the homeowners that have not updated their payments with the new dues amount.

Diane Larson made a motion and Bimali Walgampaya seconded to approve of the April, May and June 2023 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 8:08 PM


[Karen Herlihy \(Sep 20, 2023 14:53 PDT\)](#)
Signature

Sep 20, 2023

Date







July 18, 2023 General Meeting Minutes

Final Audit Report

2023-09-20

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