

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
NOVEMBER 21, 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 5:30 PM

MINUTES:

Bimali Walgampaya made a motion and Larry Mustful seconded to approve the September 19, 2023 General Meeting Minutes. All in favor.

Bimali Walgampaya made a motion and Karen Herlihy seconded to approve the November Landscape walk minutes. All in favor.

HOMEOWNER FORUM:

19 Simpatico-H/O loves the new landscape company.

1 Simpatico-H/O would like to have the outside of his fence planted as promised.

EXECUTIVE SUMMARY: The board discussed the possibility of negotiation for the VP Landscape bid.

GENERAL BUSINESS:

Bimali Walgampaya made a motion and Larry Mustful seconded to ratify Evers BBQ Timer proposal. All in favor.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to appoint Taylor LeClaire to be the the ET Water Leader. All in favor.

Taylor LeClaire made a motion and Karen Herlihy seconded to allow Taylor LeClaire to post the Caliber work order requests on the Facebook page. All in favor.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to approve the HOA Lighting Proposal if Taylor LeClaire is unable to fix it. All in favor.

The board discussed the HOA Lighting Issues and asked that Sue set up an on-site meeting with Karen Herlihy to meet and discuss.

The Board discussed the Sign Replacements needed and Sue is to get a quote.

Larry Mustful made a motion and Bimali Walgampaya seconded to approve the Secretary Reimbursement request of \$94.39. All in favor.

Diane Larson made a motion and Bimali Walgampaya seconded to approve the LaBarre/Oksnee Insurance Renewal Proposal pending the corrections needed. All in favor.

Larry Mustful made a motion and Bimali Walgampaya seconded to approve the installation of the Poinsettias at the front entrance if Sue cannot get it at no cost as promised in discussion with Bianca during the contract review.

Larry Mustful made a motion and Taylor LeClaire seconded to approve the VPL Irrigation repair proposal. All in favor.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to approve the VPL Tree Trimming Proposal. All in favor.

Board discussed the mailbox issue with theft and asked that Sue get a quote to replace with locking boxes.

NEW/UNFINISHED BUSINESS: None

FINANCIALS:

Diane Larson made a motion and Larry Mustful seconded to approve the 2023 year-end tax and audit with VanDerPol. All in favor.

The board reviewed the outstanding report. Diane Larson made a motion and Bimali Walgampaya seconded to approve the resolution to lien on acct #1A8800660 and to offer the homeowner an IDR. All in favor.

Diane Larson made a motion and Bimali Walgampaya seconded to approve the resolution to lien Acct #1A8800760. All in favor.

Diane Larson made a motion and Bimali Walgampaya seconded to approve of the September & October 2023 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 6:36 PM. Brought back to order to approve the resolution to lien Acct #1A8800760 at 7:18 PM and then adjourned at 7:19PM



Taylor LeClaire (Jan 18, 2024 08:12 PST)

Signature

Jan 18, 2024

Date







November 21, 2023 General Meeting Minutes

Final Audit Report

2024-01-18

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