

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
January 16, 2024**

**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 5:41 PM

**MINUTES:**

Larry Mustful made a motion and Bimali Walgampaya seconded to approve the November 21, 2023 General Meeting Minutes. All in favor.

**HOMEOWNER FORUM:**

21 Simpatico-H/O asked for clarification for what she can install for a vinyl fence. Diane Larson will reach out to her and discuss.

**EXECUTIVE SUMMARY:** Sue gave a summary of the Executive Session.

**GENERAL BUSINESS:**

Taylor LeClaire made a motion and Diane Larson seconded to appoint Diane Larson as the President. Bimali and Larry opposed so the motion did not carry.

Larry Mustful made a motion and Bimali Walgampaya seconded to nominate Bimali as President. Taylor and Diane opposed so the motion did not carry.

Board positions were not appointed due to the vacant seat. Bimali Walgampaya made a motion and Larry Mustful seconded to mail out the board vacancy candidacy form to owners that we do not have email for and to send an email blast to all others. We will appoint the open seat and appoint the positions at the March meeting.

Larry Mustful made a motion and Bimali Walgampaya seconded for Sue to discuss the committee members code of ethics with David Tritz. All in favor.

Board appointed the following Committee members:

Landscape-Diane Larson made a motion and Bimali Walgampaya seconded to appoint Taylor LeClaire, Saori Murstig and John Giacchino. All in favor.

Diane Larson made a motion and Larry Mustful seconded to appoint Taylor LeClaire as the Landscape Committee Chairperson. All in favor.

Architectural-Taylor LeClaire made a motion and Bimali Walgampaya seconded to appoint Diane Larson, Saori Murstig, Matt Lovet and Fienny Curtis. All in favor.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to appoint Diane Larson as the Architectural Committee Chairperson. 3 in favor, Larry Mustful opposed. Motion carried.

Holiday Lights-Will be merged into Landscape.

Parking-Diane Larson made a motion and Bimali Walgampaya seconded to hold off on the parking committee, mail out only that form again to see if we can get a 3<sup>rd</sup> member interested. We will appoint that committee at the next board meeting.

The board discussed the PTC proposal and will plan to go with only the Pool Furniture cleaning once the budget is approved and we allocate the money for it. Hold for March meeting.

The Board approved Taylor to get bids on replacing 6 under table umbrella stands, 4 pool deck umbrella stands and 4 umbrellas.

The board discussed the High Reach proposal for the electrical issues at the front entrance and Sue and Karen Herlihy will discuss with High Reach for a revised proposal including a GFI box at the pool for these.

The Board discussed the Pro-Tec proposal for replacement of the mailboxes. However, per the reserve study we still have 3-5 years remaining life. We will hold off until further notice.

Larry Mustful made a motion and Bimali Walgampaya seconded to heat and open the pool on March 19<sup>th</sup>. All in favor.

**NEW/UNFINISHED BUSINESS:** None

**FINANCIALS:**

The board reviewed the outstanding report. No action needed.

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

Bimali Walgampaya will schedule a budget meeting for the Board.

**ADJOURNMENT**

The General Session Meeting was adjourned at 6:52 PM

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Signature

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Date