

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
March 19, 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, Diane Larson, Taylor LeClare, John Giacchino (voted in) 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 February 6, 2024, General Meeting Minutes. Taylor LeClaire and Diane Larson Opposed. Motion did not carry.

HOMEOWNER FORUM:

An open forum was held, where members were given an opportunity to address the Board.

GENERAL BUSINESS:

- Larry Mustful made a motion and Bimali Walgampaya seconded to appoint Marlon Santos to the vacant seat on the board. Taylor LeClaire and Diane Larson opposed. Motion did not carry.
- Bimali Walgampaya made a motion and Diane Larson seconded to appoint John Giacchino to the vacant seat on the board. Larry Mustful opposed. Motion carried.
- Bimali Walgampaya made a motion and Larry Mustful seconded to ratify the pool heater replacement bid not including the spa heater from SDS Pools. Taylor LeClaire and Diane Larson opposed. Motion did not carry.

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

Taylor LeClaire made a motion and Larry Mustful seconded to appoint Larry Mustful as the committee chairperson for the parking Committee. John Giacchino abstained. Motion carried.

VPL January walk proposals:

Taylor LeClaire made a motion and Diane Larson seconded to approve the cutting and removal of the roots that are lifting the sidewalk at 17 Vespertino in the amount of \$160.00 with the condition that we give the homeowner 45 days to address it or the HOA will move forward and pay the \$160.00 and not bill back the homeowner. 4 in favor, John Giacchino opposed. Motion carried.

Taylor LeClaire made a motion and Larry Mustful seconded to remove and dispose plants to give access for gas meters at 32 Vespertino in the amount of \$80.00. All in favor.

VPL maintenance/VPL February walk proposals:

Taylor LeClaire made a motion and Diane Larson seconded to deny the installation of 10 feet of root barrier at 17 Vespertino. All in favor.

Taylor LeClaire made a motion and Diane Larson seconded to deny the reconnection at 2 Paseo Vecino as Miguel stated he would change the connection at no charge. All in favor.

Bimali Walgampaya made a motion and Larry Mustful seconded to approve the HOA Lighting proposal for the replacement of the address light at 32 Paseo Simpatico and the light located on the side of the Men's restroom facing the pool. All are to come out of reserves. All in favor.

Larry Mustful made a motion and Taylor LeClaire seconded to table the Gate Access Control proposal pending more information needed. All in favor.

Larry Mustful made a motion and Diane Larson seconded to table the Maintenance items for discussion as they would like Sue to set up a meeting with our reserve analysis to better understand what is needed. All in favor.

No action was needed for the topic of ACH payments as this has been resolved with TPMS accounting.

Larry Mustful made a motion and Bimali Walgampaya seconded to table the reserve budget concerns. All in favor.

NEW/UNFINISHED BUSINESS:

Taylor LeClaire made a motion and Diane Larson seconded to approve 2 speed limit signs to be posted on the entrance gates and to reimburse Saori in the amount of \$22.99. 4 in favor, Larry Mustful abstained. Motion carried.

Violations have yet to be reviewed by the full board therefore no violation letter has gone out since the last violation walk done on January 31, 2024.

FINANCIALS:

Diane Larson made a motion and Bimali Walgampaya seconded to approve the January and February 2024 Financials. John Giacchino abstained. Motion carried.

ADJOURNMENT

The General Session Meeting was adjourned at 7:09 PM

Signature

Date