

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
March 21, 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, 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:

Larry Mustful made a motion and John Giacchino seconded to have Sue reach out to Legal counsel regarding what needs to be in the minutes for homeowner forum. All in favor.

Taylor LeClaire made a motion and Diane Larson seconded to leave the General Meeting Minutes for March 19, 2024, in draft from until we reach out to legal Counsel. Larry Mustful and Bimali Walgampaya opposed. Motion carried.

HOMEOWNER FORUM: Closed at 5:46 PM

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

GENERAL BUSINESS:

The Board tabled the Correct Elect proposal for the 2024 Election until July and Sue is to get an additional bid. Sue is to get a revised bid from Correct Elect for travel included.

Taylor LeClaire made a motion and Larry Mustful seconded to ratify the SDS Pool proposal for the spa flow meter 2HP motor and 3HP Booster pump in the amount of \$2,877.58. All in favor.

Bimali Walgampaya made a motion and John Giacchino seconded for Sue to get 3 bids on the entry kiosk. All in favor.

The board discussed and agreed not to use Humburg and Associates for any future bids.

Taylor LeClaire made a motion and John Giacchino seconded to approve the proposal from Mark Andrews to remove the concrete table in the amount of \$600.00. All in favor.

Taylor LeClaire made a motion and Diane Larson seconded for Sue to get 3 bids on the painting of all stucco and anything at the pool area. All in favor.

Larry Mustful made a motion and John Giacchino seconded to approve the VPL proposal to remove the roots by the fence at 7 Vecino. All in favor.

Bimali Walgampaya made a motion and Diane Larson seconded to approve the planting at 1 Simpatico with the additional approval from Larry Mustful that VPL will take responsibility of the drip system Larry put in and change it to the HOA watering. All in favor.

Larry Mustful made a motion and Taylor LeClaire seconded to re appoint all directors for the remaining term. Bimali Walgampaya, John Giacchino and Diane Larson opposed. Motin did not carry.

Larry Mustful made a motion and Bimali Walgampaya seconded to appoint John Giacchino at the Vice President. Taylor LeClaire abstained; motion carried. Taylor will remain the Samlarc Delegate as well.

Taylor LeClaire made a motion and Diane Larson seconded to remain with every other month board meetings with Tritz in attendance and the Board can meet the opposite months if needed. The next meeting for the Board members will be June 25th. All in favor.

Diane Larson made a motion and Bimali Walgampaya seconded to provide all board email address to Denise Inger for the Board to receive, per the retainer agreement, Invitations for attendance of Attorneys Educational Seminars and classes at no cost, year end updates on new laws for the coming year and periodical Legal Updates via email that are related to the HOA Laws and Regulations. All in favor.

Taylor LeClaire made a motion and Diane Larson seconded to have Sue tell Personal Touch to remove the purchasing of the doggie bags from their responsibility and the board will take turns filling and checking the box. All in favor.

Bimali Walgampaya made a motion and Larry Mustful seconded for Sue to get 2 bids from Inspector of Elections for 2024 Election. All in favor.

NEW/UNFINISHED BUSINESS:

FINANCIALS:

Diane Larson made a motion and Bimali Walgampaya seconded the following investments in Certificates of Deposits from the Morgan Stanley Reserve Fund:

\$50,000 for 6 months replacing cd that matured 3/24
\$50,000 for 12 months replacing cd that matures 6/24

The other CD I discussed does not mature until 9/24 and that can be re-addressed at the July Board meeting.

Diane Larson made a motion and Taylor LeClaire seconded to approve the March financials with the condition that we can make adjustments. Bimali Walgampaya and Larry Mustful abstained. Motion carried.

Diane Larson made a motion and Bimali Walgampaya seconded to approve the April 2024 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 7:57 PM

Signature

Date