

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
June 25th, 2024**

NOTICE:

Upon notice duly given and received, the Los Paseos Maintenance Corporation General Session Meeting was held VIA ZOOM CONFERENCE CALL

Directors Present:

Bimali Walgampaya
John Giacchino
Diane Larson
Taylor LeClare
Larry Mustful

Absent: NONE

Call to Order: The meeting was called to order, by the Acting President, Bimali Walgampaya at 5:30 PM.

HOMEOWNER FORUM: Closed at 5:31 PM

3 verified Homeowners were present, and all stated they were just there to listen. Home owners in attendance: Bruce Palmer, Sanda Spencer, Erin.

Minutes:

Item 4) Taylor LeClaire made a motion and Diane Larson seconded to Approve the May 21st 2024 Meeting Minutes as presented to the Board in the June 2024 Board Packet.

Roll Call: Taylor-Yes, Diane-Yes, John-Yes, Larry-Yes, Bimali-Yes.

Financials:

Item 5) Diane Larson made a motion and John Giacchino seconded to APPROVE the VanDerPol & Co. Tax Prep and Financial Audit Bid for Fiscal Year ending March 31st 2024,

Roll Call: Diane-Yes, John-Yes, Taylor-Yes, Bimali-Yes, Larry-Yes.

Item 6) Board Treasurer Diane Larson reviewed the Operating Budget for Fiscal Year 2023/2024 and the projected shortfall. Diane will talk to the CPA about the excess, Additional Reserve Deposit G.L. line 9001, in the amount of \$5,306.00 and how to correct this before the audit to get the funds moved to reserves, per the Members Vote in 2022/2023 to move excess funds at years end to reserve account.

The Board discussed how to handle FY 2023/2024 years fiscal shortfall.

Item 6) Larry Mustful made a motion, and John Giacchino seconded to table the item until the Audit is finalized and the Board can get direction from the HOA's attorney and HOA's Reserve Analysis Company.

Roll Call: Larry-Yes, John-Yes, Diane-Yes, Taylor-Yes, Bimali-Yes.

Item 7) Per Sue, Tritz has credited for charge in error. Taylor LeClare will confirm credit and ask Sue about items on page 17 of Board Packet.

Item 8) Board Treasurer, Diane Larson confirmed the purchase of CD's per May 21st Meeting minutes.

Item 9) Board Reviewed the May Outstanding Report. Bimali Walgampaya will email Property Manager, Sue Norman to get "Current Status" on all items on Report and get the "Next Step" in the processes of collecting these.

Item 10) Board Treasurer, Diane Larson made a motion and Larry Mustful seconded to approve the May 2024 Financials.

Roll Call: Diane-Yes, Larry-Yes, John-Yes, Taylor-Yes, Bimali-Yes.

Landscape:

Item 11) Taylor LeClaire made a motion and Diane Larson seconded to Approve the Villa Park Bids for landscape upgrades. Funds to come from Reserves, Landscape Replacement and Irrigation.

Area A-3 VP # Upgrades - VPL3083-24 Revised and Area A-2 VP # Upgrades - VPL3085-24 Revised

Roll Call: Taylor-Yes, John-Yes, Larry-Yes, Diane-Yes, Bimali-Yes.

Item 11) Larry Mustful made a motion and John Giacchino seconded to have John meet with property owner at 1 Paseo Simpatico, and Reps from Villa Park Landscape Co. to review the Irrigation concerns in the Set Back Area, along the homes Tall fence next to HOA Cut In Parking.

Roll Call: Larry-Yes, John-Yes, Diane-No, Taylor-No, Bimali-Yes. Motion Passed.

Item 12) Taylor LeClaire made a motion and Bimali Walgampaya seconded to Approve the Villa Park Bid for Irrigation Repairs. Area: Next to 45 Paseo Vespertino. VP# Irrigation Repairs - VPL3520-24

Roll Call: Taylor-Yes, Bimali-Yes John-Yes, Diane-Yes, Larry-Yes.

Item 13) No Landscape Walk was preformed in May due to vacation scheduling. No Action.

Item 14) Taylor LeClaire made a motion and Larry Mustful seconded to Approve the "formation of an Ad-hoc Committee" to develop Options for the Board to consider for the revitalization of the Tot-Lot Area. A "Call for Volunteers" will go out to Members via e-blasts and other NON-PRINT means. Saori Murstig is appointed at Committee Chair.

Roll Call: Taylor-Yes, Larry-Yes, John-Yes, Diane-Yes, Bimali-Yes.

Architecural / Maintenance:

Item 15) Taylor LeClaire made a motion and Bimali Walgampaya seconded to Approve sending the proposed "Forever Los Paseos Paint Palette Program to the ARC for review and recommendations.

Roll Call: Taylor-Yes, Bimali-Yes, Diane-Yes, John-Yes, Larry-Yes.

Item 16) The Board discussed the need to consider painting of Light Poles, Wrote Iron Fencing and Gates.

Bimali will ask Sue to get AT LEAST 3 bids.

Item 17) John Giacchino volunteered to take over the Monthly Lighting Inspections and Lighting Report Review.

Taylor LeClaire will provide John with all needed information.

Old Business:

Item 18) Bimali Walgampaya made a motion and Diane Larson seconded to Approve the Proposal in the amount of \$1,100.00, from Correct Elect to perform the Los Paseos November 19th 2024 Elections with the understanding that Correct Elect will be using a Live Video feed and a Place for Members to gather and watch.

Roll Call: Bimali-Yes, Diane-Yes, Larry-Yes, Taylor-Yes, John-Yes.

Item 19) Board declined HOA Elections Proposal.

Item 20) Board member John Giacchino will purchase a Key Lock Box for vendors to use to access pool area. John will submit receipt to Tritz for reimbursement.

New Business:

Item 21) Taylor LeClaire made a motion and Bimali Walgampaya seconded to Approve/ Ratify recent Application for Bounce House, ½ day use in Grass Area.

Roll Call: Taylor-Yes, Bimali-Yes, Diane-Yes, John-Yes, Larry-Yes.

Item 22) Diane Larson volunteered to put together an Application for Bounce House Use. Board will review at Next meeting.

Item 23) Taylor LeClaire made a motion and Diane Larson seconded to Approve to Bid to purchase 10 new Commercial Grade Umbrella Stands for under the 6 tables and 4 stationary use at the pool. Funds to come from Reserves. Larry will take care of getting the sand needed to weight stands down once od site.

Roll Call: Taylor-Yes, Diane-Yes, John-Yes, Larry-Yes, Bimali-Yes.

Item 24) Larry Mustful made a motion and John Giacchino seconded to Table the Review of the Los Paseos Garage Sale Process until the next meeting.

Roll Call: Larry-Yes, John-Yes, Diane-Yes, Taylor-Yes, Bimali-Yes

The Next Meeting of the Board of Directors will be held on July 16th, 2024 @ 5:30 pm via Zoom.

Adjourn:

The General Session Meeting was adjourned at 7:15 PM

Jul 17, 2024

Signature

Date







DRAFT-Genral Session Meeting Minutes-June 25-2024 (002)-NO WATERMARK

Final Audit Report

2024-07-17

Created:	2024-07-17
By:	Sue Norman (sue@tpms.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAakTE540df-m9twB0b2Ghmv5Rg0UO-G60Z

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