

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
July 17, 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 LeClaire, 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 5:31 PM

**MINUTES:**

Bimali Walgampaya made a motion and Larry Mustful seconded to leave the General Meeting Minutes for June 25, 2024.

Roll Call: Bimali Walgampaya-Yes, Larry Mustful-Yes, Diane Larson-Yes, John Giacchino-Yes, LeClaire-Not Present.

**HOMEOWNER FORUM:**

An open forum was held, where members were given an opportunity to address the Board. Brendan Herlihy, Bruce Plamer, Sheri Ingrum, Fienny Curtis, and James German attended. No Comments were made.

**GENERAL BUSINESS:**

**Termite Pest Control Report and Proposal** - Larry Mustful made a motion and John Giacchino seconded to table the Accurate Termite Pest Control report and proposal.

Roll Call: Larry Mustful-Yes, John Giacchino-Yes, Taylor LeClaire-Yes, Bimali Walgampaya-Yes, Diane Larson-Yes.

**Reserve Study Proposal for Fiscal Year 2024-2025.** Larry Mustful made a motion and Bimali Walgampaya seconded to approve the ARS Reserve Study proposal for an off-site study.

Roll Call: Larry Mustful-Yes, Bimali Walgampaya-Yes, John Giacchino-Yes, Diane Larson-Yes. Taylor LeClaire-Abstained. Motion Carried.

**E-Blast to Owners- Homeless Person in the pool area.** The board discussed the homeless person that is getting in the pool area and showering and asked that Sue send an email blast to the homeowners to contact the police if they see him. Taylor LeClaire will send Sue a picture to insert.

Roll Call: Larry Mustful-Yes, Bimali Walgampaya-Yes, John Giacchino-Yes, Diane Larson-Yes. Taylor LeClaire-Yes

**The Board discussed the Annual Garage Sale.** - Taylor LeClaire made a motion and Bimali Walgampaya seconded to partner with Westrum Real Estate Group in the coordination of the next garage sale to be in the Fall, late September or October.

Roll Call: Taylor LeClaire-Yes, Bimali Walgampaya-Yes, Larry Mustful-Yes, Diane Larson-Yes, John Giacchino-Yes.

**Umbrella Stands Proposal** - Larry Mustful made a motion and John Giacchino seconded to table the umbrella stands proposal as the board would like to look at other options that are less costly.

Roll Call: Larry Mustful-Yes, John Giacchino-Yes, Bimali Walgampaya-Yes, Diane Larson-Yes, Taylor LeClaire-Yes.

**Landscape Bid @ Alley end near 56 El Corazon** - Taylor LeClaire made a motion and Larry Mustful seconded to approve the VPL proposal for 56 El Corazon.

Roll Call: Taylor LeClaire-Yes, Larry Mustful-Yes, John Giacchino-Yes, Diane Larson-Yes, Bimali Walgampaya-Yes,

**Tree Removal at 47 Vespertino Alley** - Larry Mustful made a motion and John Giacchino seconded to approve a NTE of \$2000.00 for the tree removal at 47 Vespertino.

Roll Call: Larry Mustful-Yes, John Giacchino-Yes, Taylor LeClaire-Yes, Bimali Walgampaya-Yes, Diane Larson-Yes.

**Street Slurry Discussion** - The Board tabled the street slurry discussion until the timing is up to do it again. Taylor LeClaire asked the board to take a drive around to take a look.

**2024 Election Schedule** - John Giacchino made a motion and Bimali Walgampaya seconded to keep the 2024 Election as currently planned for December.

Roll Call: John Giacchino-Yes, Bimali Walgampaya-Yes, Larry Mustful-Yes, Diane Larson-Yes, Taylor LeClaire-Yes.

**Next Board Meeting August 20th** - Taylor LeClaire made a motion and Diane Larson seconded to hold the August board meeting on the 20<sup>th</sup> at 5:30 for the Board only, no Tritz Rep.

Roll Call: Taylor LeClaire-Yes, Diane Larson-Yes, Bimali Walgampaya-Yes, John Giacchino-Yes, Larry Mustful-Yes.

**NEW/UNFINISHED BUSINESS:** None

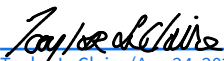
**FINANCIALS:**

**June 2024 Financials** - Diane Larson made a motion and Bimali Walgampaya seconded to approve the June 2024 financials.

Roll Call: Diane Larson-Yes, Bimali Walgampaya-Yes, John Giacchino-Yes, Taylor LeClaire-Yes, Larry Mustful-Yes.

**ADJOURNMENT**

The General Session Meeting was adjourned at 7:21 PM

  
[Taylor LeClaire \(Aug 24, 2024 09:44 PDT\)](#)

Signature

Aug 24, 2024

Date







# 4 - July 17 2024-Final-Genral Session Meeting Minutes-TL

Final Audit Report

2024-08-24

Created:	2024-08-22
By:	Sue Norman (sue@tpms.net)
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## "4 - July 17 2024-Final-Genral Session Meeting Minutes-TL" History

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