

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
September 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 LeClare and John Giacchino.

ABSENT: Bimali Walgampaya

TRITZ PROFESSIONAL MANAGEMENT SERVICES, INC. REPRESENTATIVE : Sue Norman, CCAM

CALL TO ORDER: The meeting was called to order at 5:31 PM

MINUTES:

Taylor LeClaire made a motion and Larry Mustful seconded to leave the General Meeting Minutes for August 20, 2024. All in favor.

HOMEOWNER FORUM:

An open forum was held, where members were given an opportunity to address the Board. Homeowners in attendance were just there to listen.

GENERAL BUSINESS:

Sue provided the Board with the CTA Compliance information, and the Board wants Sue to submit the form. Sues asked that all Board members send me their pertinent information and then Sue would handle it.

The board reviewed the garage sale update. No action needed.

Larry Mustful made a motion and Diane Larson seconded to table the bounce house usage agreement until the October meeting as Taylor LeClaire would like to make some changes. All in favor. \

Taylor LeClaire made a morion and Diane Larson seconded to approve the purchase of 9 umbrellas and TPMS will provide a reimbursement check. All in favor.

Taylor LeClaire made a motion and John Giacchino seconded to approve the VPL proposal for 7- 5-gallon Raphiolepis in the amount of \$227.50 to be installed on the side of 25 Simpatico. All in favor.

John Giacchino made a motion and Diane Larson seconded to approve the VPL proposal option 2 for the untying of the pool vines from the trellis and trim them back in the amount of \$320.00. All in favor.

Diane Larson made a motion and Larry Mustful seconded to reclass the VPL invoice for mainline repairs to GL 3225. All in favor.

Larry Mustful made a motion and John Giacchino seconded to approve the VPL tree trimming proposal in the amount of \$2680.00 to be done mid-January and to code to 3185. All in favor.

The board reviewed the concrete grinding proposals and tabled them for the October meeting.

The Board tabled the PTC proposal for deep cleaning at this time.

The Board tabled the PTC increase proposal and asked Sue to get a new bid for 2 x a week year round.

Larry Mustful made a motion and John Giacchino seconded to approve the Patrol Masters increase letter effective 1-1-2025 from the Current amount of \$409.33 to \$425.70. All in favor.

Taylor LeClaire made a motion and Diane Larson seconded to ratify the La Cresta backflow repair in the amount of \$1678.00. All in favor.

Larry Mustful made a motion and John Giacchino seconded to approve the Irving Painting proposal with the clarification of the warranty and to go with replacement not repair. Sue is to request a revised proposal. All in favor.

NEW/UNFINISHED BUSINESS: None

FINANCIALS:

The Board reviewed the outstanding list. No further action needed.

Diane Larson made a motion and John Giacchino seconded to approve the August 2024 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 6:57 PM

Signature

Date

DRAFT