

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
November 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:

Bimali Walgampaya, Larry Mustful, Diane Larson, Taylor LeClaire and John Giacchino.

ABSENT: None

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

CALL TO ORDER: The meeting was called to order at 5:32 PM

MINUTES:

Taylor LeClaire made a motion and Diane Larson seconded to leave the General Meeting Minutes for October 24, 2024. Roll Call: Taylor-Yes, Diane-Yes, Larry-Yes, Bimali-Yes. John-Not Present yet.

HOMEOWNER FORUM:

An open forum was held, where members were given an opportunity to address the Board. J. Ingram, B. Palmer, V. Flores, All owners present were just there to listen. Joined Late: C. Snell, M. Lovette.

GENERAL BUSINESS:

The Board reviewed the architectural correspondence that went out to the homeowners. No further action needed.

Bimali Walgampaya made a motion and Larry Mustful seconded to approve the 3 Phase Electrical repair proposal for junction boxes in the front entrance in the amount not to exceed \$1200.00. Money to come from Reserve Funds.

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

Taylor LeClaire made a motion and Bimali Walgampaya seconded to ratify the SDS pool proposal for the probes for the controller in the amount of \$1181.23.

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

Bimali Walgampaya made a motion and Larry Mustful seconded to ratify the Quality Street Sweeping for a one-time service for the ash in the gutters in the amount of \$220.00.

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

The Board discussed the open work orders. Sue informed the board that our service department has completed it.

Larry Mustful made a motion and Bimali Walgampaya seconded to approve the reimbursement request for Taylor LeClaire for ink for the printer she uses for board business in the amount of \$37.70.

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

Board Reviewed Bid from Patrol Master for one Daytime visit per day to enforce No Parking in Fire Lanes. Since the Board was only asking for ONE DAYTIME visit Per Month the yearly cost is \$16152. The Parking Committee will discuss this and other options to enforce No Parking in Fire Lanes and communication with residents and present their recommendations to the Board.

The issue was tabled for now.

Larry Mustful made a motion and Bimali Walgampaya seconded to approve a parking permit for 28 Paseo Vespertino "Contingent on the Appropriate Paperwork Submitted by Owner within two weeks, and they are eligible for the permit.

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

The Board discussed the meeting with Steve Jackson regarding the reserve study.

NEW/UNFINISHED BUSINESS:

Sue reminded the board to submit their CTA information to her.

Board discussed Holiday lights and agreed to purchase at their own cost to decorate the three big trees at the front entrance gates. Larry to coordinate Tree Lighting with John and Bimali.

Taylor reminded the Board that Saori Murstig is the appointed Holiday Décor Committee Chair/ Member and will be installing the 18 good light strands the HOA owns on the two small trees at the Entry front and back islands. Board Agreed.

FINANCIALS:

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

Diane Larson made a motion and John Giacchino seconded to roll over the CD that matures on 12/11/2024 for another year.


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

Diane Larson made a motion and Larry Mustful seconded to approve the October 2024 financials.

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

ADJOURNMENT

The General Session Meeting was adjourned at 6:51 PM


Taylor LeClaire (Jan 5, 2025 18:34 PST)

Signature

Jan 5, 2025

Date







Approved-Meeting Minutes-G.S.-November 19 2024

Final Audit Report

2025-01-06

Created:	2025-01-02
By:	Sue Norman (sue@tpms.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqexHc3Jdf95xXKXI4DYAtmwpFMUJqfjD

"Approved-Meeting Minutes-G.S.-November 19 2024" History

-  Document created by Sue Norman (sue@tpms.net)
2025-01-02 - 10:02:40 PM GMT
-  Document emailed to taylorleclairerpmc@gmail.com for signature
2025-01-02 - 10:02:56 PM GMT
-  Email viewed by taylorleclairerpmc@gmail.com
2025-01-06 - 2:29:12 AM GMT
-  Signer taylorleclairerpmc@gmail.com entered name at signing as Taylor LeClaire
2025-01-06 - 2:34:04 AM GMT
-  Document e-signed by Taylor LeClaire (taylorleclairerpmc@gmail.com)
Signature Date: 2025-01-06 - 2:34:06 AM GMT - Time Source: server
-  Agreement completed.
2025-01-06 - 2:34:06 AM GMT