

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
January 21, 2025**

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 LeClare and John Giacchino.

ABSENT: None

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

CALL TO ORDER: The meeting was called to order at 5:30 PM

MINUTES:

Diane Larson made a motion and Bimali Walgampaya seconded to leave the General Meeting Minutes for December 10, 2024. All in favor.

HOMEOWNER FORUM:

An open forum was held, where members were given an opportunity to address the Board. No owners present.

GENERAL BUSINESS:

The Board reviewed the permit application and approval from the City for the Trellis replacement at the pool. No further action needed.

The Board reviewed the correspondence. No further action needed.

The Board viewed the VPL October Walk punch list. No further action needed.

The Board tabled the bounce House Agreement as it needs some changes that Diane Larson will make.

The Board tabled the concrete grinding proposals until the February meeting as they need to walk the community and take a look.

The Board tabled the collection proposals until needed.

Taylor LeClaire made a motion and Bimali Walgampaya seconded to approve the retainer proposal from Inger Wankel for legal services. All in favor.

Bimali Walgampaya made a motion and John Giacchino seconded to ratify the SDS Pool proposal for the repair of the pump leak. All in favor.

The Board tabled the SDS proposal for recommended maintenance for further information.

The Board reviewed the Health Department pool and spa inspections. Sue will follow up with new certificates.

The Board tabled the SDS all-inclusive pool and spa contract for more information.

Diane Larson made a motion and John Giacchino seconded to approve the draft audit for year ending March 31, 2024. All in favor.

The Board tabled the proposed 2025-2026 budget until they have their own budget meeting.

Taylor LeClaire will follow up with VPL as to when the tree trimming will be scheduled.

NEW/UNFINISHED BUSINESS:

John Giacchino made a motion and Bimali Walgampaya seconded for Sue to reach out to legal regarding the ash in the community. All in favor.

The Board reviewed Mark Andrews' proposal for the replacement of the mailboxes and support that fell during the recent winds. The board felt that we do not need new boxes at this time and Sue is to get a revised proposal for just the structure only.

FINANCIALS:

The Board reviewed the outstanding list. Diane Larson made a motion and Bimali Walgampaya seconded to remove the .13 cents from acct # 1A8800310 and the \$1.48 from acct #1A8800460. All in favor.

Diane Larson made a motion and Larry Mustful seconded to approve the December 2024 financials. All in favor.

ADJOURNMENT

The General Session Meeting was adjourned at 6:48 PM

Signature

Date