

**LOS PASEOS MAINTENANCE CORPORATION  
BOARD OF DIRECTORS' MEETING  
GENERAL SESSION MEETING MINUTES  
MARCH 18, 2025**

**NOTICE:**

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

**DIRECTORS PRESENT:**

Jason Frey, 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 5:32 PM

**MINUTES:**

Diane Larson made a motion and Taylor LeClaire seconded to approve the General Meeting Minutes for February 18, 2025. All in favor.

**HOMEOWNER FORUM:**

An open forum was held, where members were given an opportunity to address the Board. 3 homeowners attended to listen. Bruce, Jason and Ingram.

**GENERAL BUSINESS:**

- Taylor LeClaire made a motion and Larry Mustful seconded to approve the first 4 items noted in the Personal Tough Deep Cleaning proposal in the amount of \$758.00 for the lounges, chairs and tables cleaning. All in favor. Code to GL 6215.
- Larry Mustful made a motion and John Giacchino seconded to table the SDS proposal for the cracked skimmers and for Sue to get more bids. 4 in favor. Jason Frey opposed. Motion carried.
- Larry Mustful made a motion and Jason Frey seconded to approve the Three Phase Electric proposal for the repair of the address light out at 2 Vespertino and the light out in the women's restroom in a not to exceed \$800.00. All in favor. Code to GL 3165.
- Taylor LeClaire made a motion and Jason Frey seconded to approve the VPL proposal for 21 Simpatico in the amount of \$80.00 for the removal of all the Moraeas and transplant them back in the same area after the Morning Glory is removed. All in favor. Code to GL 3180.
- Taylor LeClaire made a motion and Jason Frey seconded to approve the VPL proposal for Option #2 in the amount of \$150.00 to install 10 1 gallon Lavendar Sage at 2 Vespertino. All in favor. Code to GL 3180.
- Taylor LeClaire made a motion and Diane Larson seconded to approve the VPL proposal for the side of 1 Vecino to add irrigation in the amount of \$300.00. All in favor. Code to GL 3225.
- John Giacchino made a motion and Larry Mustful seconded to inform the Tot Lot committee to provide more options with no play equipment. 3 in favor, Diane Larson and Taylor LeClaire abstained. Motion carried.
- Jason Frey made a motion and Taylor LeClaire seconded to table the Automated Gate proposal for the bent gate until repairs are needed. All in favor.
- Diane Larson made a motion and Larry Mustful seconded to approve the Los Paseos Paint Palette. All in favor.
- Larry Mustful made a motion and John Giacchino seconded to turn over the Violation process to TPMS to handle and to continue to do the walks quarterly. All in favor.
- Taylor LeClaire made a motion and Larry Mustful seconded to turn on the pool heat on April 8<sup>th</sup> and heat to 82 degrees. All in favor.
- Larry Mustful made a motion and John Giacchino seconded to send the attorney the Bounce House agreement for her review. All in favor.

- Diane Larson made a motion and John Giacchino seconded to have Taylor LeClaire draft the scope of work for the painting project and to get it to Sue within 3 weeks. John Giacchino will handle all bids with Tritz in the future. All in favor.
- John Giacchino made a motion and Taylor LeClaire seconded to table the Boards review of specific letters. All in favor.
- John Giacchino made a motion and Larry Mustful seconded to do away with the parking committee and turn it over to Tritz to handle. 4 in favor, Taylor LeClaire opposed. Motion carried. Diane Larson will provide an updated Rule to send to the membership by the next meeting for the 28-day review period.
- Diane Larson made a motion and Taylor LeClaire seconded to appoint Diane Larson as the Arch committee chairperson. 2 in favor and Jason Frey, Larry Mustful and John Giacchino opposed. Motion did not carry.
- Larry Mustful made a motion and John Giacchino second to appoint Jason Frey to chair the arch committee. Jason Frey denied acceptance of the motion. Vote was not taken.
- Jason Frey made a motion and Larry Mustful seconded to appoint John Giacchino to chair the architectural committee. All in favor.
- Taylor LeClaire made a motion and Diane Larson seconded to appoint Taylor LeClaire to chair the landscape committee. 2 in favor, Jason Frey, Larry Mustful and John Giacchino opposed. Motion did not carry.
- John Giacchino made a motion and Jason Frey seconded to appoint Larry Mustful as the landscape chairperson. 3 in favor and Taylor LeClaire and Diane Larson opposed. Motion carried.
- Larry Mustful made a motion and John Giacchino seconded to have each committee, Arch and Landscape, to consist of 1 chairperson and 2 volunteers to each committee. Sue is to send the volunteer forms via an email blast. 3 in favor and Diane Larson and Taylor LeClaire opposed. Motion carried.

**NEW/UNFINISHED BUSINESS:**

**FINANCIALS:**

- Larry Mustful made a motion and John Giacchino seconded to approve the VanDerPol proposal for the March 31, 2025, year-end tax and audit. All in favor.
- The Board reviewed the outstanding list. No action needed.
- Diane Larson made a motion and John Giacchino seconded to approve the February 2025 financials. All in favor.

**ADJOURNMENT**

The General Session Meeting was adjourned at 7:36 PM

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Signature

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Date