

**LOS PASEOS MAINTENANCE CORPORATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MEETING MINUTES
April 15, 2025**

NOTICE:

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

DIRECTORS PRESENT:

ABSENT: None

Jason Frey, Larry Mustful, Diane Larson, John Giacchino. Talyor Le Claire (present until 6:09 PM)

TRITZ PROFESSIONAL MANAGEMENT SERVICES, INC. REPRESENTATIVE : Not Present

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

MINUTES:

John Giacchino made a motion to table General Meeting Minutes for March 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. Karen Hierlihy (5 Paseo Simpatico), Matt Lovett (8 Paseo Vecino), Bruce (21 Paseo Vespertino)

GENERAL BUSINESS:

- Jason Frey made a motion and Larry Mustful seconded to approve Matt Lovett and Phillip Ariza to the Architectural Review Committee – ALL IN FAVOR.
- Jason Frey made a motion and Larry Mustful seconded to approve Saori & Karen Hierlihy to the Landscape Committee – ALL IN FAVOR.
- Diane Larson made a motion and John Giacchino seconded to Heat Controller (Preventative Maintenance) to later in the year and evaluate for 2026 budget – ALL IN FAVOR
- John Giacchino made a motion and Larry Mustful seconded to table Pool Skimmer conversation until next meeting when bids are available for review – ALL IN FAVOR.
- Larry Mustful made a motion and John Giacchino seconded to approve Villa Park Drain Cleaning proposal – 4 in favor (John Giacchino, Larry Mustful, Diane Larson), Taylor Le Claire Abstained – MOTION CARRIED.
- Larry Mustful made a motion and John Giacchino seconded to approve Landscaping bid for 1 Paseo Vecino -ALL IN FAVOR
- Larry Mustful made a motion and John Giacchino seconded to approve Landscaping bid for 21-23 Paseo Vespertino - ALL IN FAVOR
- Larry Mustful made a motion and John Giacchino seconded to approve landscaping bid for 7-19 Paseo Vespertino - ALL IN FAVOR
- Diane Larson made a motion and Larry Mustful seconded to approve to renew 6 month Morgan Stanley Investment – ALL IN FAVOR.
- Taylor Le Claire left meeting @ 6:09PM – Board of Directors present for remainder of meeting – John Giacchino, Jason Frey, Larry Mustful, Diane.
- Diane Larson made a motion and John Giacchino seconded to Approve Bounce House Application contingent upon additional of Denise Iger (HOA Attorney) language being added – ALL IN FAVOR.
- John Giacchino made a motion and Diane Larson seconded to approve changes to the verbiage inside the Parking Guideline – President, John Giacchino made clear these are not rule changes. Board agree to communicate changes to Homeowners in email blast – ALL IN FAVOR.
- Larry Mustful made a motion and John Giacchino seconded to Eliminate Parking Committee and utilize management company to apply parking guidelines and processes – email blast to Homeowners – ALL IN FAVOR.
- John Giacchino made a motion and Diane Larson seconded to approve Grinding Proposal from Concrete Hazard Solutions contingent upon John Giacchino meeting with company – board to ratify at May 2025 General Session after disclosure of findings – ALL IN FAVOR.
- Diane Larson made a motion and John Giacchino seconded to allow Tritz to seek legal advice on Community Flag, Sign issues arising in community and specific to complaints filed with Tritz – 3 in favor (John Giacchino, Diane Larson, Jason Frey), 1 against (Larry Mustful) – MOTION CARRIED

NEW/UNFINISHED BUSINESS: None

FINANCIALS:

- Daine Larson made a motion and John Giacchino seconded to table March 18, 2025 Financials until missing invoices for Landscaping are resolved. – ALL IN FAVOR.

ADJOURNMENT

The General Session Meeting was adjourned at 7:25 PM

Signature

Date