

Los Paseos Maintenance Corporation  
Board of Directors Meeting  
General Session  
January 17, 2006  
Minutes

**Notice:**

Upon notice, duly given and received, the regularly scheduled Board of Directors meeting of the Los Paseos Maintenance Corporation was held on Thursday, January 17, 2006 at the Fountains apartments facility.

**Quorum/Call To Order:**

A quorum being present, Cari McCutcheon President called the meeting to order at 6:38 p.m.

**Directors Present:**

Justin Hoffman, Secretary  
Edward Martinez, Director  
Adam Dove, Vice President  
Cari McCutcheon, President  
Diane Larson-Querry, Treasurer

**Directors Absent:**

None

**Others Present:**

Approximately 7 homeowners

**South Coast Property Management, Inc. Represented By:**

Scott D. Smith, CCAM, Principal

**Homeowners Forum**

Board President Cari McCutcheon opened the meeting to homeowner comments. Homeowners addressed items as follows:

1. Status of parking committee reviewing parking permits. It was indicated that Ken Shannon was going to provide that information to the committee but did not. South Coast was asked to follow-up on the information.
2. Indicated that only the chairman of the parking committee was given all the specific homeowner information on permits for privacy reasons in the past. It was further indicated that there was no chairman of the committee at this time. After discussion, on a motion duly made and seconded, the Board of Directors appointed Bruce Palmer as chairperson of the committee.
3. Concerns on a possible increase in monthly assessments
4. Owners not picking up after their pets, particularly in the "park" area by the pool.
5. Fences should be allowed to be solid for privacy reasons.

**Presidents Report:**

No report was given

**Approval of Minutes:**

Be it resolved, on a motion duly made and seconded, the Board of Directors unanimously approved the November 17, 2005 General Session and Organizational Session meeting minutes as prepared by South Coast Property Management as presented.

**Financial Statements:**

Be it resolved, on a motion duly made and seconded, the Board of Directors unanimously approved the November 2005 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

**Delinquent File Review:**

South Coast Property Management, Inc. indicated that one homeowner account was being handled by the association's attorney and was on an approved payment plan.

**Action Items:**

**Old Business**

**1. Reduction of Parking Permit Spaces**

The Board reviewed a petition from 10 homeowners requesting the board remove two permit parking only spaces in the stall locations bordering the Paseo. After discussion, on a motion duly made and seconded, the matter was referred to the Parking Committee for their review and recommendation to the Board.

**New Business**

**1. Audit & Tax Preparation**

The Board reviewed proposals for preparation of the association's annual tax returns and audit. After discussion, on a motion duly made and seconded with Diane Larson-Querry opposed the Board of Directors selected Schonwit & Associates at a cost of \$850.00

**2. 2006-2007 Fiscal Year Budget**

The Board reviewed drafts of the proposed fiscal year budget. After review, due to questions that arose on funding for sod replacement in the reserve study, the Board tabled final consideration of the budget pending clarification from Advanced Reserves Solutions. Upon receipt of the information, the Board indicated that they would likely finalize and adopt the budget by an Action By Written Consent Resolution.

### 3. Tree Trimming

The Board reviewed the cost for trees to be trimmed for the 2006 year and after discussion, on a motion duly made and seconded authorized ProCare Tree Service to trim 28 trees at a cost of \$1,052.34.

### 4. Tot Lot Filler

The Board indicated that funding had been included in the current budget year for filler of the tot lot ground area and after discussion on a motion duly made and seconded, the Board of Directors directed South Coast to coordinate the with Aspen Landscape the installation of the additional filler material.

### 5. Parking Signs

The Board discussed the issue of replacement of the 4 old parking signs that had Action Property Management phone number on them. After discussion, on a motion duly made and seconded, the Board of Directors directed South Coast to have new signs made and installed to replace the old signs.

### 6. Owner Fence/Gate Painting & Repairs

The Board discussed the need to have owners begin to address the issue of repair and painting of their fences & gates. After discussion on a motion duly made and seconded, the Board requested that South Coast (1) place a notice in the newsletter and (2) provide a list of addresses that may need repair and/or painting and forward that to the Architectural Committee for them to review it for recommendations to the Board.

### **Board Input**

The Board had input on the following items.

1. Send letters to the owners at 3, 9, & 18 Paseo Vecino about allowing their dog to run off leash and not picking up after their dog and to 20 El Corazon on their dog barking.

### **Correspondence & Reports**

The Board of Directors reviewed correspondence, and customer service reports since the last meeting. No action was necessary.

### **Next Meeting Date:**

The next regularly scheduled meeting of the Board of Directors is set for, Tuesday, March 21, 2006 beginning at 6:30 p.m. at the Fountain Apartments facility.

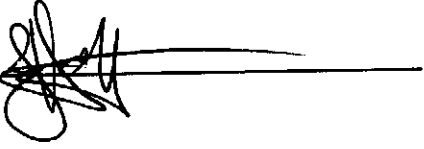
### **Adjournment:**

There being no further business to come before the Board of Directors of the Los Paseos Maintenance Corporation, a motion was made and seconded to adjourn the general session meeting at 9:45 p.m.

**Secretary's Certificate:**

I, Justin Hoffman, the duly appointed and acting Secretary of the Los Paseos Maintenance Corporation, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Board of Directors General Session meeting held on January 17, 2006 as approved by the Board of Directors.

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "Justin Hoffman", written over a horizontal line.

Date: \_\_\_\_\_

3/21/06