

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
January 20, 2009
Minutes

Notice:

Upon notice, duly given and received, the regularly scheduled Board of Directors meeting of the Los Paseos Maintenance Corporation was held on Tuesday, January 20, 2009 at the Fountains Senior apartment facility.

Quorum/Call To Order:

A quorum being present, Adam Dove, President called the meeting to order at 6:30 p.m.

Directors Present:

Adam Dove, President
Bruce Palmer, Treasurer
Diane Larson-Querry, Vice President
Amy Mendelson, Secretary
Edward Martinez, Director

Directors Absent:

Others Present:

3 homeowners was present

South Coast Property Management, Inc. Represented By:

Scott D. Smith, CCAM, Principal - Pursuant to Civil Code requirement, Mr. Smith indicated that the January meeting notice & agenda had been posted in the common area at the pool facility.

Executive Session Report:

In accordance with California Civil Code, this statement is sufficient to advise members that an Executive Session meeting was held on January 20, 2009 to hold member discipline hearings on 3 homeowners; and approval of minutes from the Board's November 18, 2008 executive session meeting.

Homeowners Forum

1. None

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 18, 2008 General 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 2008 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

Delinquent File Review:

South Coast Property Management, Inc. indicated that the following on collection activity with board action:

1. Account 420251 - Notice of Default previously approved and waiting for statutory limits to be met in order to proceed.
2. Account 410061 - Small claims action filed and service is pending on balance owed by previous homeowner from bank foreclosure. Diane Querry will research possible addresses on prior owner.
3. Account 420381 - Bankruptcy and foreclosure complete. Diane Querry will research possible addresses of prior owner and if discovered Amy Mendelson will file small claims action
4. Accounts 410341 and 420401, the Board approved resolutions to authorize filing of a lien on the property.
5. Account 420431 - former owner, now renter, final payment within 30 days or small claim action will be filed.

Action Items:**New Business****1. Pool Season**

The Board discussed the opening and closing of the pool season. After discussion, on a motion duly made and seconded with Ed Martinez opposed, the Board approved having Aquatrends commence heating of the pool on April 1, 2009 and continue heating of the pool through the first service date in October 2009. The pool is to be heated to 80 degrees.

2. Bulletin Board and Trash Receptacle

The Board of Directors reviewed proposals for the purchase and installation of a bulletin board for posting of the meeting notice & agenda and purchase and installation of a trash receptacle in the park area. After discussion, on a motion duly made and seconded, the Board approved the purchase of both items with the bulletin board being installed on the pool facility building and the trash receptacle in the park area as determined by the landscape committee and South Coast Property Management.

Old Business

1. Facility Painting

The Board reviewed updated proposals for painting all common area elements. After discussion, on a motion duly made and seconded, the Board approved the proposal from Hutton Painting at a cost of \$10,425.00. (Note: Per request of Diane Querry - Prior to signing contract, South Coast Property Management to send corrected / updated bid to Bruce Palmer for verification of corrections to Scope of Work and Limitations).

2. Budget Approval

The Board reviewed the final draft of the 2009-2010 budget providing input to South Coast for final adjustments and on a motion duly made and seconded, approved the budget with an increase in assessments to \$154.00 per month effective April 1, 2009.

Board Input

The Board had input on the following items.

1. Examine pool deck issues on the upcoming landscape walkthrough.

Correspondence & Reports

The Board of Directors reviewed correspondence, and customer service & patrol 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 17, 2009 beginning at 6:30 p.m. for executive session and 7:00 p.m. for the regular meeting at the Fountain Apartments facility.

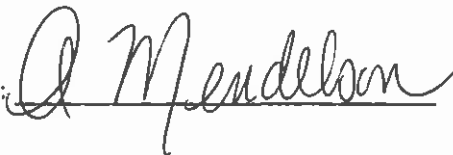
Adjournment:

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 8:00 p.m.

Secretary's Certificate:

I, Amy Mendelson, 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 20, 2009 as approved by the Board of Directors.

Signature:



Date:

