

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
March 18, 2008
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, March 18, 2008 at the Fountains Senior apartment facility.

Quorum/Call To Order:

A quorum being present, Adam Dove, President called the meeting to order at 6:48 p.m.

Directors Present:

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

Directors Absent:

Edward Martinez, Director

Others Present:

1 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 March 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 March 18, 2008 to hold member discipline hearings on 1 homeowners; determination of a correction on a prior member discipline issue and approval of minutes from the Board's January 15, 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 January 15, 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 December 2007 & January 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 two homeowner account had been assigned to collection by the association's attorney. On a motion duly made and seconded, the Board of Directors approved a resolution authorizing the Law Offices of Tary Loomis-Therrin to proceed with filing of a lien on account 410181 and 410451. On a motion duly made and seconded, the Board of Directors determined to file a small claims collection action on owner of account 420431 whose property had been foreclosed upon if they do not meet the March 27, 2008 payment deadline.

Action Items:**Old Business****1. Parking Rule Modification**

The Board reviewed information related to a potential modification of the existing parking rules and regulations that would prohibit parking on the association streets and parking stalls on street sweeping days, 1st & 3rd Tuesday of each month from 1:00 p.m. to 5:00 p.m. After discussion, on a motion duly made and seconded, the Board of Directors determined to consider adoption of the rule change at their May 20, 2008 meeting and to have South Coast Property Management process and mail the required notice to all owners.

New Business**1. Past President Award**

The Board reviewed information whether past presidents had received recognition and/or gifts at the conclusion of their service on the board. After discussion, no action was taken by the Board.

2. Landscape Upgrade

The Board reviewed landscape upgrades from the February walkthrough. After discussion, on a motion duly made and seconded, the Board approved the proposal at a cost of \$276.00.

3. Dog Waste Dispensers

The Board reviewed information on style and cost of installation of dog waste dispensers for the park area as recommended by the landscape committee. After discussion, on a motion duly made and seconded, the Board of Directors declined to install any dispensers.

4. Garage Sale Date

The Board reviewed a request from a local realtor who is a homeowner in Los Paseos to (1) hold the spring garage sale in April and (2) help with her sponsorship by paying for the advertisement in the Penny Saver. After discussion, on a motion duly made and seconded, the Board of Directors approved having the garage sale on either April 5th or 12th depending on the date of the trash company's large item pickup, but decline to financially sponsor the event by paying for the advertisement.

Board Input

The Board had input on the following items.

1. The Board requested that South Coast contact Morgan Stanley regarding investments to make sure that they are following requested schedule.

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, May 20, 2008 beginning at 6:30 p.m. for homeowner forum and 7:00 p.m. for the regular meeting at the Fountain Apartments facility.

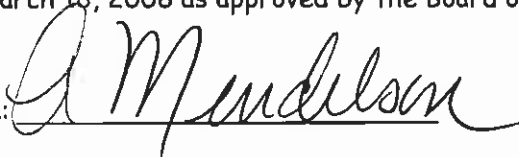
Adjournment:

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 7:45 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 March 18, 2008 as approved by the Board of Directors.

Signature:



Date:

