

Los Paseos Maintenance Corporation  
Board of Directors Meeting  
General Session  
July 17, 2007  
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, July 17, 2007 at the Fountains Senior apartment facility.

**Quorum/Call To Order:**

A quorum being present, Cari McCutcheon, President called the meeting to order at 6:35 p.m.

**Directors Present:**

Cari McCutcheon, President  
Adam Dove, Vice President  
Bruce Palmer, Treasurer  
Edward Martinez, Director

**Directors Absent:**

Diane Larson-Querry, Secretary

**Others Present:**

4 homeowners were present

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

Scott D. Smith, CCAM, Principal

**Executive Session Report:**

No Executive Session was held

**Homeowners Forum**

1. Kyle Peet, 18 El Corazon was present indicating he represented 5 homeowners who were concerned over the dog owned by 22 El Corazon. He indicated that the dog had previously bitten an owner in the community and was displaying aggressive behavior. He further indicated that he had been in contact with Animal Control and was told he could take whatever action was necessary to defend himself against the dog. He wanted to make the association aware of the matter and that the owners were not picking up feces in their yard. After discussion, the board requested that Mr. Peet put his complaint in writing to South Coast Property Management.
2. Pamela Jurado, 40 El Corazon was present indicating that she had received a letter from the association indicating that she needed to paint her house and that she could not financial afford it at this time. After discussion, the

Board of Directors indicated that they would evaluate the ARC's recommendation on the required painting.

**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 May 15, 2007 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 April & May 2007 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

**Delinquent File Review:**

South Coast Property Management, Inc. indicated that the one homeowner account had been assigned to collection by the association's attorney. No action was required by the board at this time.

**Action Items:**

**Old Business**

None

**New Business**

**1. Annual Audit Approval**

The Board reviewed the draft of the annual audit. After discussion, on a motion duly made and seconded, the Board of Directors approved having Board Treasurer, Bruce Palmer give final approval to the audit based on discussions with Schonwit & Associates and South Coast Property Management.

**2. Reserve Study**

The Board reviewed a proposal for an updated Reserve Study. After discussion, on a motion duly made and seconded, the Board approved the proposal with a site inspection.

**Violation Report**

The Board reviewed the existing violation report and South Coast indicated that they would continue with enforcement action as needed.

**Board Input**

The Board had input on the following items.

1. Put painting scheme information in the newsletter
2. Put notice of irrigation heads being broken in newsletter
3. Have Aquatrends replace the lock to the pool equipment area
4. Authorized ARC to have painting scheme posted at pool area

**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, September 18, 2007 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 8:05 p.m.

**Secretary's Certificate:**

I, Diane Larson-Querry, 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 July 17, 2007 as approved by the Board of Directors.

Signature: Diane A Querry

Date: 9/18/07