

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
July 21, 2009
Minutes

Notice:

Upon notice, duly given and received, the re-scheduled Board of Directors meeting of the Los Paseos Maintenance Corporation was held on Tuesday, July 21, 2009 at the Fountains Senior apartment facility.

Quorum/Call To Order:

A quorum being present, Adam Dove, President called the meeting to order at 6:40 p.m.

Directors Present:

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

Directors Absent:

Others Present:

4 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 July meeting notice & agenda had been posted in the bulletin board in 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 July 21, 2009 to take collection action on owner delinquent accounts and approval of minutes from the Board's June 1, 2009 executive session meeting.

Homeowners Forum

1. Indication a ice cream truck had been going through the neighborhood and report of a broken sprinkler.

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 June 1, 2009 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 2009 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

Delinquent File Review:

The Board reviewed the delinquency analysis report through June 30, 2009 with no action to take in the general session meeting. The Board will meet in executive session to address two collection issues.

Action Items:**Old Business****1. Drain Cover Replacement**

The Board reviewed cost proposals from contractors related to the replacement of curb drain covers in the community. After discussion, the Board requested that samples of the drain covers be provided by Andrews Contracting the lowest bidder for the project and to attempt to do so in order that the matter might be addressed through an Action By Written Consent Process.

New Business**1. Parking Permit Appeal**

Steve Beunk & Debra Hartley, 15 Paseo Simpatico were present to appeal the denial of their parking permit application by the parking committee, indicating that they were still attempting to get the changed information they needed from the DMV. After discussion, on a motion duly made and seconded, the Board of Directors approved a temporary 30 day permit use to allow for the additional time in dealing with the DMV.

2. Reserve Study Proposal

The Board reviewed a cost proposal for conducting a new reserve study as part of the budget process that will commence in the fall. After discussion, on a motion duly made and seconded, the Board of Directors approved the having ARS do a new onsite study without photos at a cost of \$1,050.00.

3. Gate Maintenance Proposals

The Board reviewed cost proposals for gate maintenance on a regular basis. After discussion, on a motion duly made and seconded, the Board of Directors determined not to make a switch in procedures on how gate issues are handled at this time.

4. Draft Audit Review

The Board reviewed the draft of the annual audit for the fiscal year ending March 31, 2009. After discussion, on a motion duly made and seconded, the Board of Directors approved the audit and authorized its distribution to the membership.

Board Input

The Board had input on the following items.

1. None

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 15, 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 7:55 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 July 21, 2009 as approved by the Board of Directors.

Signature: _____



Date: _____

