

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
August 22, 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 Tuesday, August 22, 2006 at the Fountains apartments 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
Diane Larson-Querry, Treasurer
Adam Dove, Vice President

Directors Absent:

Justin Hoffman, Secretary
Edward Martinez, Director

Others Present:

3 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. Nancy Palmer discussed the idea of making changes to the front entry landscape area including the installation of a Crape Myrtle tree. After discussion, the board approved the idea in concept subject to a final cost proposal.
2. Concerns expressed over loud party noise and drum playing from 23 Paseo Vespertino and a band that practices at 35 Paseo Vespertino. Residents were encouraged to call the police department if the noise was significant and the association will forward letters to the owners, including asking who as tenants resides at 23 Paseo Vespertino and what vehicles belong to them.

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 23, 2006 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 May & June 2006 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 was being handled by the association's attorney.

Action Items:**Old Business**

None

New Business**1. Street Repair & Slurry Cost Proposal**

The Board reviewed cost proposals for minor street repairs and application of slurry coat. After discussion, the board eliminated Beta Construction from further consideration and requested that South Coast have the remaining two companies, TLG and Oliver Mahon revise their bids to reflect only one move-in on the project. Upon receipt, board will determine action via action by written consent.

2. Annual Audit Review

The Board reviewed the draft of the Annual Audit for the fiscal year ending March 31, 2006. After discussion on a motion duly made and seconded, the Board approved the audit and authorized its distribution to the membership.

3. Painting

South Coast indicated that the two bids had arrived from Paint Pros and Hutton Painting, but that there were clarifications needed in order to finalize the bid issues and the matter would be on the agenda for the September meeting.

Violation Report

The Board discussed several outstanding issues and South Coast indicated that they were processing additional letters as needed and a full report with hearings as needed would take place at the September meeting.

Board Input

The Board had input on the following items.

1. Put Parking Committee recommendations on the September agenda.
2. When does workers compensation insurance renew.
3. Provide an Annual Calendar of Events
4. Have Patrol One review the association parking signs in the community and determine if they are in compliance with regulations.

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, September 19, 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 8:25 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 August 22, 2006 as approved by the Board of Directors.

Signature: Justin Hoffman

Date: 11-21-06