

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
September 16, 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, September 16, 2008 at the Fountains Senior apartment facility.

Quorum/Call To Order:

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

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 September 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 September 16, 2008 to hold member discipline hearings on 1 homeowner; and approval of minutes from the Board's July 15, 2008 executive session meeting.

Homeowners Forum

1. Joe Zamberlan, 15 Paseo Vespertino expressed concern over the installation of artificial turf in the community.

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 July 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 July & August 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 three homeowner accounts had been assigned to collection by the association's attorney. After review, on a motion duly made and seconded, the Board of Directors authorized the filing of a lien on account 410061 for non-payment of monthly assessments.

Action Items:**Old Business****1. Landscape Reimbursement**

The Board reviewed cost information from the homeowner at 7 Paseo Vecino related to repairs to their front yard landscaping that was required due to damage from the roots of a common area tree. After discussion, on a motion duly made and seconded, with Diane Larson-Querry abstaining, the Board of Directors authorized reimbursement to the homeowner in the amount of \$593.00.

2. Advance Reserve Budget Planning

The Board reviewed information related to costs for including the repair and replacement of garage door address lights in the reserve study and the recommendation that the membership should approve that prior to inclusion. After discussion, on a motion duly made and seconded, the Board of Directors approved having South Coast work with legal counsel on the development of a ballot to be mailed to owners for a vote on the issue.

New Business**1. Committee Appointments**

The Board reviewed information from homeowners requesting appointment to various association committees. After discussion, on a motion duly made and seconded, the Board appointed Galen Welch and James Beck to the finance committee, Dana Welch and Nicole Beck to the parking committee and pending determination of home ownership removal of Cari McCutcheon from the architectural committee and appointment of Galen Welch to the committee if Ms. McCutcheon is no longer on title at 24 Paseo Vecino.

2. Artificial Turf

The Architectural Committee requested input from the Board of Directors on possible standards to be used in evaluating requests to install artificial turf in owner's yards indicating that the association had received two applications for installation. After discussion, it was the consensus of the Board that the committee use the standards set by SAMLARC as the starting point for any standards by Los Paseos and that the applications be denied until such standards are developed and adopted.

3. Community Color Scheme

The Architectural Committee indicated that they were delaying presentation on the new home painting color scheme until the November meeting. No action was taken.

4. Holiday Lighting

The Board reviewed a proposal from Sean Palmer for installation of holiday lights on the two front trees by the entry gate location. After discussion, the Board of Directors tabled consideration pending receipt of one additional proposal from a lighting company of South Coast Property Management's choice.

5. Annual Tree Trimming

The Board reviewed information from ProCare Tree Service for the 2009 annual tree trimming. After discussion on a motion duly made and seconded, the Board approved the proposal at a cost of \$2,638.91.

6. Pool Facility Painting

The Board reviewed proposals for painting of the pool facility. After discussion the Board tabled consideration and requested that the proposals be adjusted to include painting of all common area elements.

7. Annual Audit Review

The Board reviewed the draft of the audited financial reports for the fiscal year ending March 31, 2008 as prepared by Schonwit & Company. After discussion, on a motion duly made and seconded, the Board approved the draft report 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, November 18, 2008 beginning at 6:30 p.m. for executive session and 7:00 p.m. for the regular meeting at the Fountain Apartments facility.

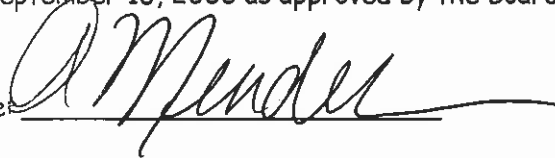
Adjournment:

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 8:58 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 September 16, 2008 as approved by the Board of Directors.

Signature: _____



Date: _____

