

Los Paseos Maintenance Corporation  
Board of Directors Meeting  
General Session  
September 18, 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, September 18, 2007 at the Fountains Senior apartment facility.

**Quorum/Call To Order:**

A quorum being present, Adam Dove, Vice President called the meeting to order at 7:03 p.m.

**Directors Present:**

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

**Directors Absent:**

Cari McCutcheon, President  
Edward Martinez, Director

**Others Present:**

No homeowners were present

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

Scott D. Smith, CCAM, Principal

**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 18, 2007 to hold member discipline hearings on 4 homeowners and approval of minutes from the Board's May 15, 2007 executive session meeting.

**Homeowners Forum**

1. No homeowners were present to discuss issues with the board.

**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 17, 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 June & July 2007 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

Be it resolved, on a motion duly made and seconded, the Board of Directors approved the opening of a new Certificate of Deposit in the amount of \$35,000 continuing with the investment plan of having a CD renew each quarter.

### **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. Parking Permits

The Board reviewed the recommendations from the Parking Committee on the issuance of parking permits. After review, on a motion duly made and seconded, the Board of Directors authorized issuance of a parking permit for 7 Paseo Simpatico for a 2004 Honda Civic, CA License 5GMF830; on a motion duly made and seconded, the Board of Directors authorized issuance of a parking permit for 7 Paseo Vecino for a 2007 Jeep Liberty, CA License 6BOC788 and on a motion duly made and seconded, the Board of Directors authorized issuance of a parking permit for 9 Paseo Simpatico for a 2004 Ford Focus, CA License 5JKM771

##### 2. Pool Heating

The Board discussed the turn off date for heating the community pool. After discussion, on a motion duly made and seconded, the Board directed South Coast to inform the pool contractor that the heat should be turned off on the 1<sup>st</sup> normal maintenance day in October.

##### 3. Tree Trimming

The Board reviewed and discussed the trimming of trees for the upcoming winter season. After discussion, on a motion duly made and seconded, the Board of Directors approved the trimming of 109 Sycamores; 5 California Peppers; 15 Eucalyptus and 4 Sumac by ProCare Tree Service in January 2008 at a cost of approximately \$7,614.00.

**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. No input

**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 20, 2007 beginning at 6:30 p.m. for homeowner forum and 7:00 p.m. for the regular meeting at the Fountain Apartments facility.

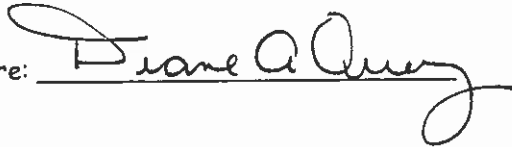
**Adjournment:**

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 8:25 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 September 18, 2007 as approved by the Board of Directors.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

