

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
September 29, 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, September 29, 2009 at the Fountains Senior apartment facility.

Quorum/Call To Order:

A quorum being present, Diane Larson-Querry, Vice President called the meeting to order at 7:10 p.m.

Directors Present:

Bruce Palmer, Treasurer
Diane Larson-Querry, Vice President
Edward Martinez, Director

Directors Absent:

Amy Mendelson, Secretary
Adam Dove, President

Others Present:

2 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 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 September 29, 2009 to take collection action on owner delinquent accounts and approval of minutes from the Board's July 21, 2009 executive session meeting.

Homeowners Forum

1. No comments from homeowners.

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 21, 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 July & August 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 August 31, 2009 and per a recommendation from legal counsel on a motion duly made the Board of Directors authorized the filing of a lien against account 410101 for non-payment of assessments.

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

Mark Andrews of Andrews Contracting was present to present an alternative grate for possible use to replace the curb drain covers throughout the project. After discussion, on a motion duly made and seconded, the Board of Directors approved the proposal from Andrews Contracting at a cost of \$16,320.00 to be paid from reserves.

New Business**1. Holiday Lighting**

The Board reviewed the annual proposal for holiday lighting of the entry area. After discussion, on a motion duly made and seconded, with Bruce Palmer abstaining, the Board of Directors approved the proposal from Sean Palmer at a cost of \$600.00

2. Architectural Painting Form

The Board reviewed the proposed new "Painting Only" architectural form. After discussion, on a motion duly made and seconded, the Board of Directors approved the use of the form.

3. Tree Trimming

The Board reviewed the annual cost proposal for tree trimming. After discussion, on a motion duly made and seconded, the Board of Directors approved the proposal from Pro Care Tree Service at a cost of \$7,983.26 to be scheduled after January 18, 2010.

4. Pool & Spa Heating

The Board discussed whether or not to begin heating the spa later in the day during the winter months to save on the cost of gas. After discussion, on a motion duly made and seconded, the Board of Directors determined to have a solicitation of homeowners on their use of it via the newsletter and email and tabled a decision until the November meeting.

5. Earthquake Insurance

The Board discussed whether or not to consider adding earthquake coverage to their insurance package. After discussion, on a motion duly made and seconded, the Board of Directors requested South Coast to solicit a proposal for coverage to determine the cost.

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 17, 2009 beginning at 6:30 p.m. for executive session and 7:00 p.m. for the regular meeting at the Fountain Apartments facility. Additionally, the Annual Meeting will be held at 6:00 p.m.

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 8:20 p.m.

Secretary's Certificate:

I, Galen Welch, 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 29, 2009 as approved by the Board of Directors.

Signature: Galen Welch

Date: 11/17/09