

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
November 18, 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, November 18, 2008 at the Fountains Senior apartment facility.

Quorum/Call To Order:

A quorum being present, Adam Dove, President called the meeting to order at 6:37 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:

3 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 November 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 November 18, 2008 to hold member discipline hearings on 1 homeowner; and approval of minutes from the Board's September 16, 2008 executive session meeting.

Homeowners Forum

1. New Years block party; irrigation concerns, lighting concerns.

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 September 16, 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 September & October 2008 financial statements as prepared by South Coast Property Management (MPS) subject to audit.

On a motion duly made and seconded, the Board of Directors directed South Coast to instruct Morgan Stanley to renew the Certificate of Deposit from Wachovia Bank maturing on December 30, 2008 for another one year term and to add \$15,000 from the Wells Fargo Bank liquid reserve account to the renewal for a total investment of \$60,000.

Delinquent File Review:

South Coast Property Management, Inc. indicated that the two homeowner accounts had been previously assigned to collection by the association's attorney, that two new accounts had been turned over for collection and that account 410061 had been foreclosed on and as a result, the prior owner left a debt of \$1,221.66 in assessments and \$555.98 in attorney collection costs due. After review, on a motion duly made and seconded, the Board of Directors authorized the filing of a small claims action on account 410061 in an attempt to collect those funds.

Action Items:**Old Business****1. Community Color Scheme**

The Architectural Review Committee presented its final recommendations on the proposed color scheme for Los Paseos based on the new colors mandated by SAMLARC. This color scheme was based on a yet to be approved variance request to SAMLARC. After discussion, on a motion duly made and seconded, the Board approved the recommendation on the new color scheme subject (1) approval of the variance by SAMLARC and (2) notice to homeowners as required by California Civil Code before final adoption. South Coast will process notice pending SAMLARC action.

2. Artificial Turf Installation

The Architectural Review Committee presented its recommendations on proposed standards for homeowners interested in installing artificial turf in their yard. After discussion, on a motion duly made and seconded, the Board of Directors approved the recommendation subject to notice to homeowners as required by California Civil Code before final adoption and to combine the notice with notice on the painting scheme.

New Business

1. Pool & Spa Upgrades

The Board reviewed information from Aquatrends on the cost to install new drain covers as required by the Virginia Graham Baker Act. After discussion, on a motion duly made and seconded, the Board approved the proposal which included draining of the pool and spa at a cost of \$1,750.00.

2. Draft Budget

The Board reviewed the first draft of the 2009-2010 budget providing input to South Coast for continued adjustments prior to final adoption in early 2009.

Board Input

The Board had input on the following items.

1. Include in the newsletter a reminder to owners along the Paseo walkway and El Corazon that the landscaping in front of their homes was the responsibility of SAMLARC, not the association.

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, January 20, 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 8:15 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 November 18, 2008 as approved by the Board of Directors.

Signature: 

Date: 1-20-09