

Los Paseos Maintenance Corporation  
Board of Directors Meeting  
General Session  
November 21, 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, November 21, 2006 at the Fountains apartments facility.

**Quorum/Call To Order:**

A quorum being present, Cari McCutcheon President called the meeting to order at 6:20 p.m.

**Directors Present:**

Cari McCutcheon, President  
Diane Larson-Querry, Treasurer  
Edward Martinez, Director

**Directors Absent:**

Adam Dove, Vice President

**Others Present:**

No homeowners were present

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

Scott D. Smith, CCAM, Principal

**Homeowners Forum**

1. No homeowners were present

**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 August 22, 2006 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 - October 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 would be handled by the association's attorney if not paid by December 15<sup>th</sup>.

**Action Items:****Old Business****1. Wrought Iron Painting & Street Light Painting**

The Board reviewed cost proposals for wrought iron & street light painting. After discussion on a motion duly made and seconded the Board of Directors approved the proposal from Paint Pros at a cost of \$4,500.00

**2. Election Rules & Regulations**

The Board reviewed the proposed election rules and regulations as required by California Civil Code. After discussion, on a motion duly made and seconded, the Board approved the new rules and regulations and authorized their distribution to the membership.

**3. Parking Permit**

Karen Vanderloop, 5 Paseo Simpatico was present to discuss her application for a parking permit. It was indicated that the information that had been provided was incomplete and it was explained what was required in order for the application to be considered by the Parking Committee and then the Board. As a result, the matter was tabled until Mr. Vanderloop could submit revised information.

**4. Re-Keying Pool Facility**

The Board discussed the possible need of re-keying the pool facility and reviewed costs for that. After discussion, on a motion duly made and seconded, the Board of Directors determined not to re-key the pool facility at this time and to monitor the pool use to see if a problem of non-residents continues.

**New Business****1. Workers Compensation Insurance**

The Board reviewed a proposal for workers compensation insurance for the association. After discussion on a motion duly made and seconded, the Board of Directors approved coverage which included Board Members at a cost of \$1,383.00.

**2. Architectural Appeals**

The Board reviewed correspondence and information from the owner of 11 Paseo Simpatico who was appealing the denial of a fence replacement he had submitted by the Architectural Committee. After discussion on a motion duly made and seconded, the Board rejected the appeal and upheld the previous ruling by the committee. The Board did however indicate that the association would be examining possible changes to fence types in 2007 and that should be communicated to the owner.

**3. Tree Trimming**

The Board reviewed a proposal from ProCare Tree Service for tree trimming. After discussion, on a motion duly made and seconded, the Board of Directors approved the trimming of the 61 Tristania trees at a cost of \$2,333.25.

**4. Reserve Study Proposal**

The Board reviewed a proposal from Advanced Reserve Solutions to conduct the annual reserve study. After discussion, on a motion duly made and seconded, the Board of Directors approved Option 1 at a cost of \$850.00

**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.  
None

**Correspondence & Reports**

The Board of Directors reviewed correspondence, and customer service reports since the last meeting. No action was necessary.

**Next Meeting Date:**

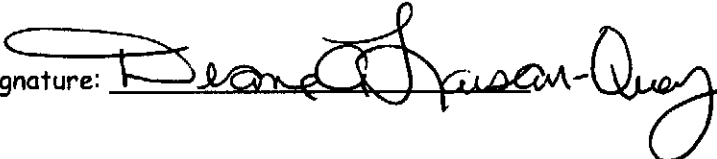
The next regularly scheduled meeting of the Board of Directors is set for, Tuesday, January 16, 2007 beginning at 6:30 p.m. at the Fountain Apartments facility.

**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 6:55 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 November 21, 2006 as approved by the Board of Directors.

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