

Los Paseos Maintenance Corporation
Board of Directors Meeting
General Session
May 23, 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, May 23, 2006 at the Fountains apartments facility.

Quorum/Call To Order:

A quorum being present, Cari McCutcheon President called the meeting to order at 6:35 p.m.

Directors Present:

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

Directors Absent:

Justin Hoffman, Secretary
Adam Dove, Vice President

Others Present:

Approximately 5 homeowners

South Coast Property Management, Inc. Represented By:

Scott D. Smith, CCAM, Principal

Homeowners Forum

Board President Cari McCutcheon opened the meeting to homeowner comments.

Homeowners addressed items as follows:

1. Sandy Bloom, 38 El Corazon was present to discuss the type of gate he had begun to put on his rear fence and the shed in this front/side yard area. After discussion, on a motion duly made and seconded, the Board of Directors gave Mr. Bloom an extension to August 1, 2006 to complete installation of the gate in the correct architectural style provided that he paint the existing gate and fence in the next two weeks. Additionally, Mr. Bloom indicated he had plans showing the past approval for the shed and he would find that information and submit it to management.
2. It was indicated that Ant spraying would be taking place soon and owners could contract to have their yards and homes also sprayed. Complete information will go into the newsletter
3. Concerns over realtor & homeowner Scott Balo having the gate open for open houses and perhaps maintenance calls are being reported when really not

needed. The Board requested that South Coast contact Mr. Balo and request that he notify management when he is having an open house and leaving the gate open.

4. What is the renewal date on the workers compensation insurance.

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 March 21, 2006 General Session and Organizational 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 March & April 2006 financial statements as prepared by South Coast Property Management (MPS) subject to audit. Board members had several questions that they will email South Coast on so that they can be answered.

Delinquent File Review:

South Coast Property Management, Inc. indicated that the one homeowner account that was being handled by the association's attorney had paid in full.

Action Items:

Old Business

1. Pool & Spa

The Board discussed concerns over the quality of work on the recent pool replastering work. After discussion on a motion duly made and seconded, South Coast was requested to set up a meeting as soon as possible with Aquapure to review and discuss the work done at the pool in order to hopefully resolve all concerns. Payment will be withheld until the matter is resolved.

New Business

1. BBQ Selection

The Board tabled consideration of this matter until the July meeting to allow for a final determination of costs for the pool replastering work and additional research on possible types of BBQ's to put in the pool area.

2. ARC Home Painting Notifications

The Board reviewed the list compiled by the Architectural Review Committee on needed home painting for 2006 and possibly 2007. After discussion, on a motion duly made and seconded, the Board of Directors approved the list and authorized South Coast to send out notice letters to owners.

3. Meeting Location

The Board discussed whether to move the board meeting location to the pool facility during the summer. After discussion, on a motion duly made and seconded, the Board of Directors determined to hold all board meetings at the Fountains Apartment facility.

Violation Report

The Board reviewed the violation report and thanked South Coast for the manner in which those items had been processed. The Board requested that violation letters go out to 40 El Corazon and 23 Simpatico on having the wrong type of gates on their rear fences.

Board Input

The Board had input on the following items.

1. Check on the status of several outstanding checks.

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, July 18, 2006 beginning at 6:30 p.m. at the Fountain Apartments facility.

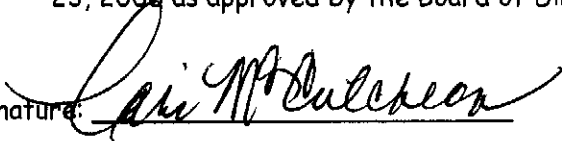
Adjournment:

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 8:26 p.m.

Secretary's Certificate:

I, Justin Hoffman, 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 May 23, 2006 as approved by the Board of Directors.

Signature: _____



Date: _____

8-22-06