

**PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, JUNE 27, 2016  
PARK PASEO CLUBHOUSE  
25 CHRISTAMON WEST**

<b>GENERAL SESSION MINUTES</b>
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**I. CALL TO ORDER**

The general session meeting of the board of directors was called to order by Board President Gus Aarnaes at 7:08 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Thursday, June 23, 2016.

**DIRECTORS PRESENT**

Gus Aarnaes  
Ric Cox  
Yumi Renshus  
Tanja Fournier  
Bryan Giglia

**DIRECTORS ABSENT**

None

**ASSOCIA-PCM**

Marybeth O. Green, CMCA<sup>®</sup>, CCAM<sup>®</sup>, MAEd  
Rick Zarski, CCAM<sup>®</sup>, CMCA<sup>®</sup>  
Helenne Asebez

**EXECUTIVE SESSION**

An executive session meeting was held prior to, and just following, the general session to discuss matters related to member discipline, member delinquency third party contracts, and approval of previous executive session minutes.

**II. HOMEOWNER FORUM**

There were several owners in attendance, however none requested to address the Board.

**III. COMMITTEE REPORTS**

**A. Architectural Committee**

Due to the 4<sup>th</sup> of July Holiday, the Architectural Committee will meet after the Board meeting.

**B. Landscape & Aesthetics Committee**

**a. Clubhouse Facelift**

Motion: Fournier  
Second: Renshus

Resolution: That the clubhouse renovation project be approved for a cost not to exceed \$74,953.00 with funds to be expended from reserve account #3238 (Recreation Center Reserves) which has a balance of \$17,151.95 as of April 30, 2016. This amount is offset by account #3120 (Building Reserves) which has a balance of \$77,209.77 as of the same date.

Ayes: Aarnaes, Renshus, Fournier, Giglia  
Nays: Cox

**b. Irrigation Repairs**

Motion: Fournier  
Second: Aarnaes

Resolution: That Tanja Fournier and Ric Cox be appointed to approve necessary repairs at the Orange Arrow/Yale pedestal outside of a meeting with ratification of those amounts at the next available general session meeting of the Board of directors.

Ayes: Aarnaes, Cox, Renshus, Fournier, Giglia  
Nays: None

**c. Roundup Application**

The Board directed that Roundup will not be used in the community.

**d. Turf Replacement Project**

The Metropolitan Water District recently confirmed the turf removal quantities for the purposes of releasing the rebate check to the association.

**e. Landscape Proposals**

Motion: Fournier  
Second: Giglia

Resolution: That Harvest Landscape be approved to install two (2) 24" box Crape Myrtle trees near 38 Fortuna East for a cost not to exceed \$600.00 with funds to be expended from operating account #6199 (Landscape Other). Harvest is to provide photos of the proposed trees prior to the next meeting.

Ayes: Aarnaes, Cox, Renshus, Fournier, Giglia  
Nays: None

**f. Monument Sign Update**

The Landscape & Aesthetics Committee will provide updates on this project after the Clubhouse Refresh is underway.

**g. Light Replacement Update**

The Landscape & Aesthetics Committee will select one or more styles of pathway lights from which bids will be obtained.

**C. Orange Arrow Park Report**

No new information was available to review.

**D. Social Committee**

The fire truck has been secured and management will be in attendance on July 4<sup>th</sup> to assist with the bike parade and other activities.

**E. Park Paseo Northstars**

No new information was available for review.

**IV. MANAGEMENT REPORTS**

The following reports were reviewed and filed:

- A. Action List
- B. WorkOrder Report
- C. Site Review Report

## **V. MOTION CONSENT CALENDAR**

Motion: Fournier  
Second: Aarnaes

Resolution: That Consent Calendar items A and B be approved as presented.

Ayes: Aarnaes, Cox, Renshus, Fournier, Giglia  
Nays: None

### **A. Approval of Minutes – June 6, 2016**

Resolution: That the General Session minutes dated June 6, 2016 be approved as amended.

### **B. Lien**

Resolution: That account #00180-2993 be approved to lien in accordance with the recommendation of collection counsel.

## **VI. UNFINISHED BUSINESS**

### **A. Alba Tot Lot Surface**

The Board directed that the tot lot surface bids be revisited to include sand, wood chips, gravel, and samples of each.

### **B. Clubhouse Doors**

Motion: Cox  
Second: Fournier

Resolution: That 21<sup>st</sup> Century Doors be approved to replace the side clubhouse door with Accoya Wood doors with one panic bar for a total cost of \$9,235.00 with funds to be expended from reserve account #3238 (Recreation Center Reserves) which has a balance of \$17,151.95 as of April 30, 2016. This amount is offset by account #3120 (Building Reserves) which has a balance of \$77,209.77 as of the same date.

Ayes: Aarnaes, Cox, Renshus, Fournier, Giglia  
Nays: None

### **C. Welcome Committee**

The Board declined to form a Welcome Committee at this time. Management was directed to run a monthly move-in report and contact new owners for information about keys, etc.

## **VII. NEW BUSINESS**

### **A. Reserve Study Components**

Motion: Fournier

Second: Aarnaes

Resolution: That the following items be added to the reserve study for preliminary reviews at the August meeting:

- Pool deck replacement added at \$350,000.00
- Interior clubhouse painting included at \$7,000.00
- Walls included at \$5,000.00 (same allocation as prior year)
- Pool furniture reduced from 80 to 70
- Monuments adjusted up to \$30,000.00

Ayes: Aarnaes, Cox, Renshus, Fournier, Giglia

Nays: None

### **B. Newsletter Topics**

The following are suggested articles for the August news in addition to a summary of the June 27<sup>th</sup> meeting:

- Turf project update
- Northstars info
- Status summary of top 3 projects
- IRWD/SCE issue at Yale and Orange Arrow
- 4<sup>th</sup> of July celebration summary
- Candidacy statements
- No lifeguard on duty
- Pool hours
- New website tutorial

## **IX. NEXT MEETING**

The next board of directors meeting is scheduled for Monday, August 1, 2016 with executive session at 6:30 p.m. and general session at 7:00 p.m. at the Clubhouse.

**X. ADJOURNMENT**

There being no further business to come before the board in general session, the meeting was adjourned back to executive session at 10:17 p.m. by Board President Gus Aarnaes.

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Printed Name/Title

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Approval Signature

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Date