

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, July 10, 2017 25 Christamon West
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was called to order at 7:07 p.m. by Board President Gus Aarnaes. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gus Aarnaes
Ric Cox
Kal Patel

DIRECTORS ABSENT

Mina Brooks
Yumi Renshus

ASSOCIA-PCM

Marybeth O. Green, CMCA®, CCAM®, MAEd
Lisa Gross, Senior Community Manager, CCAM®

EXECUTIVE SESSION

An Executive Session meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and / or (6) approval of Executive Session minutes.

2. HOMEOWNER FORUM

The following owner input was provided during forum:

- An owner on Eden expressed concerns regarding use of Round Up in the community.

3. REPORTS

The following reports were reviewed and filed:

- A.** Action List
- B.** Landscape Report – Harvest Landscape for June 2017
- C.** Work Order Log – June 1 – 30, 2017
- D.** Financial Report – May 31, 2017

E. Architectural Committee

1. Minutes Ratification

Motion: Cox
Second: Patel

Resolution: That the minutes from the June 28, 2017 Architectural Committee meeting be approved as presented.

Ayes: Aarnaes, Cox, Patel
Nays: None

4. CONSENT CALENDAR

Motion: Cox
Second: Patel

Resolution: That Park Paseo Consent Calendar items listed be approved / accepted as presented.

Ayes: Aarnaes, Cox, Patel
Nays: None

Financial Report – May 31, 2017

It is board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent financial statements for review and acceptance by the board.

The notable highlights as are as follows:

Operating Funds*	\$277, 289.75
Reserve Funds	\$860,741.92
Accounts Receivable**	(\$17,622.66)
Prepaid Expenses (Includes Insurance)	\$10,336.11
Other Current Assets	(\$104.00)
Total Assets	\$1,130,641.12
Total Liabilities	\$ 48,591.41
Current Year Net Income or (Loss)	\$ 28,372.76

*Reflects \$17,441.94 due from operating to reserves for current year reserve funding.

**Included in the Accounts Receivable are 3 accounts that are in collections and allowance for doubtful accounts.

Resolution: That the May 31, 2017 financial statements be accepted as presented subject to audit or review.

A. Approval of Minutes – June 12, 2017

Resolution: That the General Session minutes dated June 12, 2017 be approved as amended.

5. UNFINISHED BUSINESS

A. Art Contest

At the request of management, all artists who showed interest in displaying art in the clubhouse had their names placed in a hat and at the assistance of a homeowner from Fortuna East, the following display order was selected:

Terri – Ensueno East – August Board Meeting
Cally – Glorieta West – September Board Meeting
Ernie – Ensueno West – October Board Meeting
Natasha – Alba West – November Board Meeting

All artwork must be approved by the Board prior to display.

B. Roundup Spray Usage

The Board tabled the discussion on using Roundup in the community to fight weeds and will further discuss this matter at the August 14, 2017 meeting.

C. Monument Sign Installations

The Board tabled the discussion on monument sign installations. Dick Christie of Promotional Signs will be requested to meet onsite prior to the August 14, 2017 meeting. Each monument to include up lighting and electrical features. The Board selected the Park Paseo tree logo to be designed into the monuments and directed management to obtain a proposal for brass plaque costs to mirror the existing signs installed at surrounding associations located at Windstream and Canyon Creek.

6. NEW BUSINESS

A. Newsletter Topics

The following newsletter topics will be included in the next issue of the Park Press:

- Status summary of top 3 projects
- Board member bios – Ric Cox
- No lifeguard on duty reminder
- Pool hours / Northstars Update
- Bees in the Pool
- Artist Selection
- Flag Etiquette Reminder
- Architectural Forms – What items require a submittal form
- Game Night – Members of the Community can reserve the clubhouse at no charge.

B. C&R Drains – Pipe Corrosion Replacement Proposal

Motion: Cox
Second: Patel

Resolution: That the Board approve proposal #06-28-17 in the amount of \$2,587.00 as submitted by C&R Drains to repair the gas riser inside the pump room’s Northstars enclosure area to be paid from operating account GL # 6695 (Plumbing Supplies Repair & Maintenance) City permits and or City inspections are at an additional cost and will be coordinated by C&R Drains.

Ayes: Aarnaes, Cox, Patel
Nays: None

C. Harvest Landscape Proposal

Motion: Cox
Second: Patel

Resolution: That the Board approve proposal #56580 in the amount of \$1,149.00 as submitted by Harvest Landscape to replace the gate valve that malfunctioned located next to 14 Alameda and to be paid from operating account GL # 6200 (Irrigation Repair & Maintenance).

Ayes: Aarnaes, Cox, Patel
Nays: None

D. Clubhouse Fee Waiver Request - 25 Lucero West

Motion: Cox
Second: Patel

Resolution: That the Board approve the request submitted by the owner located at 25 Lucero West to host a craft faire inside the clubhouse waiving the event use fee in the amount of \$225.00 for Saturday use sometime in late August or September 2017. All craft faire vendors interested in displaying their goods inside the clubhouse will be asked to donate a box of diapers to Families Forward Charity. Any advertising for the craft fair will be at the expense of the owner located at 25 Lucero West although an article will be included announcing the craft fair in the Park Press. A security deposit in the amount of \$250.00 will be required at the time of reservation along with an application to keep on file.

Ayes: Aarnaes, Cox, Patel
Nays: None

7. REFERENCE MATERIAL (INFORMATIONAL ONLY)

The following reference materials were reviewed and filed.

- A. July 2017 Park Press Newsletter
- B. Correspondence
- C. Park Paseo Standard Requirement Document Information
- D. Annual Calendar
- E. Site Maps

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for Monday, August 14, 2017 at the clubhouse. Executive Session will begin at 6:30 p.m. and General session will follow at 7:00 p.m.

9. ADJOURNMENT

There being no further business to come before the Board in General Session, the meeting was adjourned at 9:59 p.m. by Gus Aarnaes, Board President.

Printed Name/Title

Approval Signature

Date