

**PARK PASEO HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

**Monday, May 14, 2018**

**25 Christamon West, Irvine, CA 92620**

**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 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  
Yumi Renshus

**DIRECTORS ABSENT**

Mina Brooks  
Kal Patel

**ASSOCIA-PCM**

Lisa Gross, General Manager, CCAM®

**OTHERS IN ATTENDANCE**

There was one (1) homeowner in attendance.

**2. EXECUTIVE SESSION**

*An Executive Session meeting was held immediately prior 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.*

**3. HOMEOWNER FORUM**

There was one (1) homeowner in attendance to discuss NorthStars swim team

**4. REPORTS**

The following reports were reviewed and filed:

- A. Architectural Review – Minutes dated April 26, 2018 be accepted as presented including the denied application submitted by the owners located at 20 Ensueno West.
- B. Action List – Ongoing
- C. Work Order Report – April 2018
- D. Landscape Notes – April 24, 2018
- E. Site Review Reports – Re- Inspections
- F. Financial Report – March 2018

**5. CONSENT CALENDAR**

Motion: Cox  
Second: Renshus

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

Ayes: Aarnaes, Cox, Renshus

Nays: None

**A. Financial Report – March 31, 2018**

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*	\$310,669.08	
Reserve Funds	\$1,021,415.84	
Accounts Receivable**	(\$18,440.77)	
Prepaid Expenses	\$14,180.57	
Other Current Assets	(\$210.00)	
<b>Total Assets</b>	<b>\$1,021,415.84</b>	
<b>Total Liabilities</b>	<b>\$94,529.89</b>	
<b>Current Year Net Income or (Loss)</b>	<b>\$50,214.87</b>	

\*Reflects \$16,165.41 due from operating to reserves.

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

Resolution: That the March 31, 2018 financial statements be accepted as presented subject to audit or review.

**B. Approval of Minutes – April 9, 2018**

Motion: Cox

Second: Renshus

Resolution: That the General Session minutes dated April 9, 2018 be approved as amended.

Ayes: Aarnaes, Cox, Renshus

Nays: None

**6. UNFINISHED BUSINESS**

**A. Monument Sign – Drawing Sign Offs – Updates**

Management emailed font options to Ric Cox for review and signature. The font was selected and signed off by Ric Cox to be forwarded to Dick Christie, from Promotional Signs. Contact Ric Cox, liaison, for the monument sign project if concerns arise between meeting dates.

## **B. Orange Arrow Landscape**

The Board tabled this matter until Management can provide backup on how much money is available after the Irvine Ranch Water District provided a \$288,000.00 rebate for turf removal.

## **C. Prosa Restroom Renovation Project**

The Board tabled this matter to further discuss the restroom remodel project at the June 11, 2018 board meeting.

## **D. Dead Eucalyptus Tree Removals – City of Irvine Feedback**

The Board tabled this matter and will further discuss the type of tree replacements needed in the community where twenty (20) dead Eucalyptus trees had been removed. The City of Irvine provided information and history on the planted trees throughout the community to better educate the Board when a selection of trees is needed in the future. Management to include an article in the Park Press explaining the reasons behind the trees dying.

## **E. Dog Station Samples**

The Board tabled this matter and will further discuss the type of replacement dog stations needed throughout the community. The existing dog stations allow pet owners to remove multiple dog defecation bags all at once. New dog stations installed may cut down the baggie usage with a new style of dog station. Yumi Renshus to forward dog station information to Manager.

## **7. NEW BUSINESS**

### **A. NorthStar Swim Team Update – Jerry Cheng**

Motion: Cox  
Second: Aarnaes

Resolution: That the Board deny the request made by Jerry Cheng, President of the NorthStar Swim Team who requested an additional twenty (20) openings to allow for more swimmers to join the team.

Ayes: Aarnaes, Cox, Renshus  
Nays: None

### **B. Playground Equipment – Maintenance / Rubber Surface Area**

The Board tabled the matter for further discussion at the June 11, 2018 meeting for playground tot lot chips and annual playground maintenance to ensure the play equipment area meets regulations of the City, if any.

### **C. Movie Night**

The Board tabled the matter until Jerry Cheng, NorthStar Swim Team President can provide a

date for the movie in addition to the movie selection and the assistance with volunteers to help with set up, tear down, and passing out popcorn.

#### **D. Summer Patrol – Patrol One**

Motion: Aarnaes

Second: Cox

Resolution: That the Board approve the Summer patrol service for a standing guard starting in June through Labor Day as provided in the previous year.

Ayes: Aarnaes, Cox, Renshus

Nays: None

#### **E. Pool Heater Bids – Prosa Pool**

Motion: Aarnaes

Second: Renshus

Resolution: That the Board approve assigning Ric Cox as the liaison to review the third (3<sup>rd</sup>) heater replacement bid needed for the Prosa pool. Decksider and One Stop Pool had submitted proposals to replace the failed Raypak 409 heater that is no longer sold.

Ayes: Aarnaes, Cox, Renshus

Nays: None

#### **F. Town SQ**

The Board tabled the Town SQ communication website offered by Associa PCM in place of the community website.

#### **G. Newsletter Topics**

The following topics were requested for the next newsletter:

- Status summary of top 3 projects
- Board member bio – Kal Patel
- Architectural member volunteer
- Summer season – keep a watchful eye on children in the pool
- General pool rules / safety / pool hours
- NorthStar Swim Team season practice dates / times
- Helpful hints
- New lost and found box
- No glass on pool deck reminder
- 4<sup>th</sup> of July volunteers
- Trim back plant material on corner lots to allow for better visibility / liability concern

#### **8. REFERENCE MATERIAL (INFORMATION ONLY)**

The following reference materials were reviewed and filed:

- A. Correspondence
- B. Annual Calendar

- C. Water Bills – no need to include in board packet material
- D. Site Maps

**9. NEXT MEETING & SITE REVIEW**

The next meeting of Park Paseo Board of Directors is scheduled for Monday, June 11, 2018 located at the clubhouse. Executive Session will begin at 6:30 pm and General Session will follow at 7:00 pm.

**10. ADJOURNMENT**

There being no further business to come before the Board in General Session, the meeting was adjourned at 10:11 p.m. by President Gus Aarnaes.

Gus Aarnaes / Pres.  
Printed Name/Title

Gus Aarnaes  
Approval Signature

3-18-19  
Date