

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, August 13, 2018 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 7:10 p.m. by President Gus Arnaes.

DIRECTORS PRESENT

Gus Arnaes
Yumi Renshus
Mina Brooks

DIRECTORS ABSENT

Ric Cox
Kal Patel

ASSOCIA-PCM

Lisa Gross, CCAM®
General Manager

OTHERS PRESENT

There were three (3) homeowners in attendance.

2. EXECUTIVE SESSION

An Executive Session meeting was held prior and after the General Session Meeting, 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 were three (3) homeowners in attendance to who were in attendance to observe only.:

REPORTS

The following reports were reviewed and filed:

- A.** Architectural Review – Minutes dated July 25, 2018 were reviewed and accepted as presented including list of Architectural Committee Members with two (2) alternate members as follows:

Ernie Jones – **Chairperson**
John Barbod – Committee Member
Yuri Zaslavsky – Committee Member
Gary Doone – Committee Member
Gay Joyce – Committee Member
Jim McMillen – Committee Member

Cathy Paxton – Alternate Committee Member
Khurram Shoro – Alternate Committee Member

- B. Action List - Ongoing
- C. Work Order Report – July 2018
- D. Landscape Notes – MSR report for July 2018 on file inside clubhouse office
- E. Site Review Reports – July 2018
- F. Financial Report – May 2018 – June 2018 (not included in packet)
- G. CD Laddering – Gus Aarnaes and Management to meet and discuss on Thursday, 8/16/2018 at 9:00 a.m.

4. **CONSENT CALENDAR**

Motion: Renshus
Second: Patel

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

Ayes: Aarnaes, Renshus, Brooks
Nays: None

A. Financial Report – May 2018 – June 2018 (not included in packet)

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.

Resolution to Foreclose – Account # 180-3701

Motion: Brooks
Second: Aarnaes

Resolution: That the Board approve the resolution to foreclose on Account # 180-3701 as presented by The Perry Law Firm.

Ayes: Aarnaes, Renshus, Brooks

Nays: None

B. Approval of Minutes – July 9, 2018

The general session minutes dated July 9, 2018 were not available for review. Therefore, the minutes will be added to the September 10, 2018 board packet for review.

5. UNFINISHED BUSINESS

A. Playground Equipment – Maintenance

Motion: Renshus

Second: Patel

Resolution: That the Board table the proposals and discuss the matter further at the September 10, 2018 meeting.

Ayes: Aarnaes, Renshus, Brooks

Nays: None

B. Monument Signs – Installation dates for monuments signs are between August 15, 2018 and August 25, 2018 per Scott Christie, Promotional Signs.

No Board action needed at this time.

C. Orange Arrow Landscape – Tree Replacement List

Gus Aarnaes distributed a list of trees for review and discussion at the September 10, 2018 meeting. Management to follow up with Harvest Landscape for a planting proposal after meeting with Tim Carson / Harvest Landscape.

D. Prosa Restroom Remodel Project

Resolution: That the Board table this matter and further discuss the proposals submitted for the Prosa restroom remodel project at the September 10, 2018 meeting.

E. Reserve Study (Draft Version)

Resolution: That the Board table this matter in hopes to receive the draft reserve

study prior to the September 10, 2018 meeting. Reserve Date Analysis (RDA) was awarded the contract for year ending December 31, 2018.

F. Pool Rules - Signage

Resolution: That the Board table this matter and allow Management to contact Brad Walker, Cane, Walker and Harkins for rule follow up. Management submitted a draft updated version to Brad Walker and awaiting response and direction from their firm.

6. NEW BUSINESS

A. Call for Candidates – Annual Meeting Dates – Reconvened Meeting Dates / Meet / Greet

Call for Candidate statements mailed to homeowners for the upcoming October 16, 2018 annual meeting. There are two (2) open positions due to incumbents' positions expiring after two (2) years. The reconvened meeting dates will take place October 29, 2018 and November 6, 2018 in the clubhouse.

The meet and greet candidate night will take place September 24, 2018 in the clubhouse with light refreshments being served.

B. Ballot Box – Inspector of Election Proposal

Motion: Brooks
Second: Aarnaes

Resolution: That the Board approve the proposal dated July 26, 2018 submitted by The Ballot Box at a cost of \$475.00 serving as Inspector of Election at the October 16, 2018 annual meeting and additional charges in the amount of \$400.00 to attend reconvened meetings along with mailing of the ballots and the custodian of the ballots.

Ayes: Aarnaes, Renshus, Brooks
Nays: None

C. Clubhouse Boutique – Fee Waiver Request – 17 Kara East

Motion: Renshus
Second: Brooks

Resolution: That the Board deny the email request submitted by Carol McVeigh, 17 Kara East to waive clubhouse fees for the upcoming boutique scheduled for Friday, October 26, 2018 and

Saturday, October 27, 2018 for a charity event with all proceeds going to the P.E.O. Chapter for scholarships.

Ayes: Aarnaes, Renshus, Brooks

Nays: None

D. Tree Removal Proposals – Harvest Landscape

Resolution: That the Board table the tree removal proposals and discuss this matter at the September 10, 2018 meeting.

E. Town Square – Association Website

Resolution: That the Board table the Town Square topic and further discuss at the September 10, 2018 meeting.

F. Newsletter Topics

The following topics were requested for the next newsletter:

- Status summary of top 3 projects
- Board Member Bio – Kal Patel
- Annual Meeting Dates – October 16, 2018
- Reconvened Meeting Dates – October 29, 2018 and November 6, 2018, if needed
- Northstars Swim Season update
- Meet the Candidate Night – September 24, 2018 at 7:00 p.m.
- Disclaimer – Brad Walker
- Architectural Committee Members – New
- Any and all exterior modifications require an architectural application prior to the start of any project including hardscape.
- Helpful Hints

7. Reference Material (Informational Only)

The following reference materials were reviewed and filed:

- A. Correspondence
- B. Annual Calendar
- C. Newsletter – August 2018
- D. Site Maps

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for Monday, September 10, 2018 located 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 9:53 p.m. by President, Gus Aarnaes.

Gus Aarnaes / Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

3-21-19
Date