

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors General Session Meeting Minutes
Monday, June 10, 2019
25 Christamon West, Irvine, CA 92620

1. CALL TO ORDER

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was called to order at 7:08 p.m. by Gus Aarnaes, President. 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
Kal Patel

DIRECTORS ABSENT

Mina Brooks

ASSOCIA-PCM

Charlye Sessner, General Manager

OTHERS

Two (2) Homeowners Present

2. 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.

3. HOMEOWNER FORUM

There were not any homeowners present to discuss a non-agenda item with the Board.

4. REPORTS

The Board reviewed and discussed the following reports:

- A. Architectural Review** – The Board reviewed and accepted the Architectural Committee minutes dated May 29, 2019. Furthermore, the Board approved the article the committee would like to be submitted for the August newsletter with corrections suggested by Board of Director members.
- B. Harvest Landscape Report** – reviewed and filed the May landscape report.
- C. Three Phase Lighting Report** – reviewed and filed the May lighting report.
- D. Action List** – reviewed and filed the current action list.
- E. Work Order Report** – January 2019 – June 2019 was reviewed and filed.
- F. Financial Report** – April 2019

The Board asked for an explanation to be sent in email regarding the accounts receivable line item on the financials and why there is a \$3,000 difference from March. The following chart is a summary of the last two months financials:

Financials	March 2019	April 2019
Operating Funds*	\$222,769.48	\$195,743.35
Reserve Funds	\$1,148,786.25	\$1,162,089.71
Accounts Receivable**	(\$1,274.57)	(\$4,215.86)
Prepaid Expenses	\$12,664.78	\$11,398.29
Other Current Assets	\$0.00	\$0.00
Total Assets	\$234,523.69	\$202,925.78
Total Liabilities	\$53,753.80	\$53,872.84
Current Year Net Income or (Loss)	(\$16,383.11)	(\$48,100.06)

*Reflects \$46,204.27 due from reserves to operating due to outstanding reserve transfers.

**Included in the Accounts Receivable are 1 account that is in collections and allowance for doubtful accounts.

G. General Session Minutes- April 8, 2019 – approved as amended.

Motion: Cox

Second: Aarnaes

Resolution: To approve the above reports, letters A – G, including the April financials. The May minutes were approved as amended.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

5. UNFINISHED BUSINESS

A. Monument Signs – Update

Harvest provided a quote to install an electrical vault at the corner of Yale & Orange Arrow. In further investigation it was realized that they were going to pull the electrical from the City of Irvine pedestal, which is not possible. Since this option of using irrigation electricity to help power the LED light for the monument sign is not possible, the only other option is to get solar options for that corner. Management will work on getting proposals for the lighting of the monument sign to present at the July meeting.

B. Request from Homeowner for Volleyball Sand

Management is working on getting quotes for the cost of replacing the sand with either the same type or special volleyball sand at the volleyball courts.

6. NEW BUSINESS

A. Northstars Swim Team

There is a total of 118 swimmers this year (77 residents, and 41 non-residents). There are 4 more resident swimmers signing up, so the team is hoping to have a final total of 122. The team asked the Board for permission for the snack bar person to have a key to get into the clubhouse facility for the swim meets to set up. The Board approved the request and management will have a key agreement form signed. The Board asked for management to request a final roster from the Northstars.

B. 4th of July

There was a brief update on the 4th of July activities and sponsorships. The Board directed management to contact Jerry Cheng or Shawn to ask to use the sound system for the 4th of July.

C. Turf Renovation Account

The Turf Renovation account has been set up on the balance sheet with the remaining \$95,591.19 from IRWD/Municipal Water District for turf renovations. The Board has made many landscape improvements through the year so far, and wish to transfer those expenses from #6199 Landscape Other to the new Turf Renovations account.

Motion: Cox

Second: Aarnaes

Resolution: To approve \$26,003.73 in landscape expenses as identified in the board packet backup, to be moved from account #6199 Landscape Other to #2597 Turf Renovations.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

D. Prosa Pool Light

One light is currently out at the Prosa pool. The Board reviewed two proposals for the replacement of the light.

Motion: Cox

Second: Renshus

Resolution: To approve the quote from Aquatic Balance to replace the broken pool light with an LED light at a cost of \$817.04 to be paid from operating.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

E. Three Phase Lighting Repairs

This item was tabled for a future meeting to allow management to discuss with the technician about the new wiring that has been run to that location. The Board does not feel any "trenching" should be necessary.

F. Playground Repair Quotes

Management expressed to the Board the difficulty in getting quotes for the repair of the playground from the inspection report. Management will continue to work on

getting these bids and hopefully have more information for the July meeting

G. Prosa Termite Fumigation

The Board tabled this item until Fall, when the pool is not heated and not as frequently used by the residents.

H. Prosa Exterior Painting

The Board tabled this item until Fall, when the pool is not heated and not as frequently used by the residents.

I. Harvest Proposals

The Board reviewed six (6) proposals from Harvest. Four proposals were for additional plant fill-in and two of the proposals were for the removal of dead trees in common area. After discussion the Board made the following motion:

Motion: Cox

Second: Patel

Resolution: To approve proposal #'s 70709, 70710, 70713, 70716, 70007, and 70706 for a total of \$5,700 to be paid from operating account. Furthermore, the Board asked to find out why the tree was not stump ground at the entrance to Eden on the right-hand side.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

J. Pool Rule Changes

The Board reviewed the proposed pool rule changes for final approval.

Motion: Cox

Second: Renshus

Resolution: To approve the pool rule changes as presented to the community. These pool rule changes will be updated, added to the website, and copies will be available in the office.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

K. Investment CD

In June, a CD with a value of \$100,000 plus interest matured. This item was on the agenda for the Board to review re-investing the money in a new CD.

Motion: Cox

Second: Patel

Resolution: To approve the investment of \$100,000 in a 12 month CD at the highest interest rate possible with Comerica in July 2019, so that it fits in the current laddering of investments.

Ayes: Aarnaes, Cox, Patel, Renshus

Nays: None

L. Discussion on Pool Deck Replacement

Management discussed with the Board that the original architectural documents for the clubhouse had been found and were being scanned digitally at LDS Reprographics. The Board approved having the rest of the architectural documents for Park Paseo scanned for an approximate cost of \$425.

Management will reach back out to the vendors to give them the digital scans and see how to move forward.

M. Newsletter Items – August 2019 Newsletter

The following articles are to appear in the August 2019 Park Press newsletter:

- 4th of July event – recap & pictures
- Board meeting action
- Project updates (if any)
- Pool rules & hours reminder
- Northstars swim team information update
- House street numbers must be lit
- Landscape fill in efforts for common area
- Coyote Safety
- Clubhouse facility parking
- Architectural letter

7. REFERENCE MATERIAL (Informational Only)

The following reference materials were reviewed and filed:

- A. Correspondence
- B. Annual Calendar
- C. Site Maps
- D. Tree Trimming Schedule
- E. Newsletter – June 2019

8. NEXT MEETING

The next meeting of the Park Paseo Board of Directors is scheduled for Monday, July 8, 2019 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 9:17 p.m. by Gus Aarnaes, President.

Gus Aarnaes Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

7-12-19
Date