

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors General Session Meeting Minutes
Monday, July 8, 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 7:05 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
 Mina Brooks

DIRECTORS ABSENT

Yumi Renshus
 Kal Patel

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 no homeowners present to discuss non-agenda items 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 June 26, 2019.
- B. Harvest Landscape Report** – Reviewed and filed the June landscape report.
- C. Three Phase Lighting Report** – Reviewed and filed the June lighting report.
- D. Action List** – Reviewed and filed the current action list.
- E. Work Order Report** – January 2019 – July 2019 was reviewed and filed.
- F. Financial Report** – May 2019

The following chart is a summary of the last two months financials:

Financials	April 2019	May 2019
Operating Funds*	\$195,743.35	\$199,980.41
Reserve Funds	\$1,162,089.71	\$1,122,005.24

Accounts Receivable**	(\$4,215.86)	\$1,245.73
Prepaid Expenses	\$11,398.29	\$10,131.80
Other Current Assets	\$0.00	\$0.00
Total Assets	\$202,925.78	\$211,357.94
Total Liabilities	\$53,872.84	\$151,459.06
Current Year Net Income or (Loss)	(\$48,100.06)	(\$41,662.93)

*Reflects \$10,870.73 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- June 10, 2019 – approved as amended.

Motion: Cox

Second: Brooks

Resolution: To approve the above reports, letters A – G, including the May financials. The June 10, 2019 minutes were approved as amended.

Ayes: Aarnaes, Cox, Brooks

Nays: None

5. UNFINISHED BUSINESS

A. Monument Signs – Update

The Board is waiting on a revised quote from Brey Electric and Advanced Electric for the monument sign lighting, to have three comparable bids to review. Furthermore, the Board asked management to talk with Three Phase Electric and see if they will revise the trenching distance required for the clubhouse monument sign because it is not 40' around the sign and see if they will come up with a more accurate price for the permit costs.

B. Request from Homeowner for New Volleyball Sand

The Board was presented with a bid from Harvest Landscaping for two different types of sand and another bid from Volleyball USA for two different types of sand. After reviewing the matter, the project to replace the sand on one volleyball court would cost approximately \$10,000-\$12,000 if the lowest bid was selected. This is currently not a priority for the community, and the Board feels it is not a prudent use of the association funds due to the low usage of the volleyball courts.

6. NEW BUSINESS

A. Northstars Swim Team

Sangeeta Gupta, the swim team President, came to discuss updates with the Board. She stated that the final roster consisted of 122 total swimmers, 81 residents, and 41 non-residents. She has emailed the final roster to management, who will provide a

copy to the Board. She also asked the Board to send a flyer to new owners in the community.

B. 4th of July

The feedback from the 4th of July was very good. Residents loved the amount of games and the addition of a DJ this year.

C. Wet Pipe Sprinkler

The County Fire Authority came to do the 5-year inspection of the wet pipe sprinkler system in the Park Paseo clubhouse. They noticed we are out of compliance, so management presented two bids for the inspection.

Motion: Aarnaes

Second: Cox

Resolution: The Board approved for management to call H2O Fire Protection and find out what constitutes a "system". It needs to be clarified if a "system" is the one wet pipe sprinkler system for the building or if it is each individual sprinkler head. Then identify if the cost is more than the \$395 indicated on the bid. Depending on the answer, if their cost exceeds Cosco Fire Protection, then award the bid to Cosco for \$1,080.

Ayes: Aarnaes, Cox, Brooks

Nays: None

D. Inspector of Election Quote

The Board received a bid from the Ballot Box for inspector of election services for the 2019 Annual Meeting.

Motion: Cox

Second: Brooks

Resolution: The Board approved the quote from the Ballot Box for "Exhibit B – Receive and Count" services at a cost of \$525.00. The Board is also aware that two additional meetings might be necessary to reach quorum at a cost of \$475 each.

Ayes: Aarnaes, Cox, Brooks

Nays: None

E. Playground Repair Quotes

Management reached out to two other companies to receive additional quotes for the playground repairs. SafePark indicated that he would only do the repairs if the Board authorized his company to do its own inspection at a cost of \$1,180. Sun Country Playgrounds is behind schedule and has not had a chance to get the quote completed. The Board tabled this item until August, when they hope to have more information. The Board directed management to look further into ProTec regarding recommendations and reviews to see if it is a good company.

F. Harvest Proposals

The Board reviewed a proposal from Harvest Landscaping to remove one Ironbark Eucalyptus, located behind the Prosa building, because it is starting to damage the retaining wall. The Board asked for the information regarding installing trees in the

park next to the tennis courts to be put on the August agenda.
After discussion the Board made the following motion:

Motion: Cox

Second: Aarnaes

Resolution: To approve proposal #71226 for \$1,985.00 from Harvest Landscaping for the removal of the Ironbark Eucalyptus. The Board asked management to contact them and see if they will match the price of the last tree that was removed in the community for \$1,875.

Ayes: Aarnaes, Cox, Brooks

Nays: None

G. Landscaping Around Tennis Courts

This item was added to the agenda for discussion to see if the Board would be interested in installing a few trees around the tennis court planters to hide the metal fence. This item was tabled to the August meeting.

H. Water Exercise Group

Two homeowners in the community requested to start a water exercise group in Park Paseo. After discussing the matter, the Board approved the homeowners to start the water exercise group under the following parameters:

- The class must be Monday – Friday and should be completed before 12pm. No weekends are allowed.
- It is up to the homeowner/resident to get the instructor for the group
- The group must be a majority (51%) of residents
- The class can be held at either pool (Clubhouse or Prosa)
- An article can be put in the newsletter to advertise
- If music is used, it must be kept at a minimal level
- This approval does not give the group exclusive use of the pool. An area needs to be kept open for lap swimmers (at the clubhouse pool) and it must be kept away from the stairs so others may enter and exit the pool freely.

I. Discussion on Pool Deck Replacement

The Board reviewed an email from Ideate Design Build who asked if they should supply a quote for the next phase of design, which is putting a CAD drawing together. The Board was in favor of allowing that quote to be generated. Furthermore, the Board asked Management to reach back out to Alan Smith Pools to see if they will provide a quote for the pool deck using pavers.

J. Newsletter Items – September 2019 Newsletter

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

- 4th of July event – recap & pictures
- Board meeting action
- Project updates (if any)
- Pool rules & hours reminder
- Annual Meeting notification
- Pool Deck Maintenance & Replacement
- No Airbnb rentals allowed under our CC&Rs or Irvine City Ordinances

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 – July 2019

8. NEXT MEETING

The next meeting of the Park Paseo Board of Directors is scheduled for Monday, August 12, 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 9:43 p.m. by Gus Aarnaes, President.

Gus Aarnaes / Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

8-19-19
Date