

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors General Session Meeting Minutes
Monday, August 12, 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 7:10 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

DIRECTORS ABSENT

Mina Brooks
Kal Patel

ASSOCIA-PCM

Charlye Sessner, General Manager

OTHERS

Three (3) 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 was one (1) homeowner present to discuss the landscape trimming schedule with the Board of Directors. He suggested the Board increase the trimming schedule to have the plant material in the community trimmed twice a month in the summer, rather than once a month, due to the quick growth. He also asked the Board if a second Jacaranda tree will be planted in the cul-de-sac planters where one was removed.

4. CONSENT AGENDA

The Board reviewed and discussed the following reports:

- A. Architectural Review** – The Board reviewed and accepted the Architectural Committee minutes dated July 31, 2019, with the recommendation that committee member last names are used when a motion is documented.
- B. Harvest Landscape Report** – Reviewed and filed the July landscape report.
- C. Three Phase Lighting Report** – Reviewed and filed the July lighting report.
- D. Action List** – Reviewed and filed the current action list.
- E. Work Order Report** – January 2019 – August 2019 was reviewed and filed.
- F. Financial Report** – June 2019

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

Financials	May 2019	June 2019
Operating Funds*	\$199,980.41	\$192,501.21
Reserve Funds	\$1,122,005.24	\$1,124,139.86
Accounts Receivable**	\$1,245.73	(\$804.63)
Prepaid Expenses	\$10,131.80	\$8,865.31
Other Current Assets	\$0.00	(\$286.71)
Total Assets	\$211,357.94	\$200,275.18
Total Liabilities	\$151,459.06	\$110,537.89
Current Year Net Income or (Loss)	(\$41,662.93)	(\$11,824.52)

*Reflects \$33,166.56 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- July 8, 2019 – approved as amended.

Motion: Cox

Second: Renshus

Resolution: To approve the above reports, letters A – G, including the June financials. The July 8, 2019 minutes were approved as amended.

Ayes: Aarnaes, Cox, Renshus

Nays: None

5. UNFINISHED BUSINESS

A. Monument Signs – Update

The Board received three bids for the installation of lights at the three monument sign locations. After discussion, the Board decided to table this matter until next month. The Board asked management to go back to Brey Electric and find out if we can use one solar light rather than two at the NW corner of Orange Arrow, and if he can come down on the price for the solar light.

6. NEW BUSINESS

A. Northstars Swim Team

Sangeeta Gupta, the swim team President, attended the meeting to show the Board the trophy that the swim team won, placing 1st in their division. She also presented a thank you letter to the Board.

B. Annual Meeting Information

Management updated the Board on the mailing of the "Call for Candidates" paperwork for the annual meeting/election. The deadline to turn in the paperwork is September 4, 2019 for homeowners wanting to run for the Board. Management will take the candidate statements that are received and prepare the ballots to be mailed out in mid-September.

C. Playground Repair Quotes

Management was able to get a list of approved playground installers from the manufacturer of Park Structures and will be reaching out to them for additional quotes on the playground repairs.

D. Discussion on Landscape Around Tennis Courts

After discussing this matter, the Board decided to not move forward at this time, and decided this is a potential future project.

E. Discussion on Tree Install in Greenbelt by Clubhouse

Three Chinese Elms were recently removed from the greenbelt area next to the tennis courts due to damage caused by the Santa Ana winds. The Board would like to replace these trees, which provided shade for the residents using the park.

Motion: Aarnaes

Second: Renshus

Resolution: To approve three 24" box Chinese Elms to be planted in the greenbelt area left of the tennis courts at a cost of \$1,125 to be paid from the operating account.

Ayes: Aarnaes, Cox, Renshus

Nays: None

F. Pool Deck Replacement

The Board directed management to ask the representative from Alan Smith Pools if he will attend the September meeting to talk with Board. Before the September meeting, the Board would like management to set up appointments to view local pools that have been recently completed with pavers, along with the Alan Smith Pools show room in Orange.

➤ **Added Discussion:**

1. The Board asked management to get bids for the replacement of one upstairs window on the West side of the clubhouse building, with a vinyl dual pane window.
2. The Board asked management to contact Harvest Landscaping and request a bid for the removal of a dead Blue Gum Eucalyptus in the common area greenbelt between Glorieta East and West.

G. Newsletter Items – October 2019 Newsletter

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

- Board meeting action
- Project updates – sliding glass doors & window

- Annual Meeting Notification
- Turning off pool heat
- Pool Deck maintenance & replacement
- Halloween safety
- No Airbnb rentals allowed under our CC&Rs or City of Irvine ordinances
- Satellite dishes
- No pool entry through clubhouse, especially during private parties
- Prosa Playground Slide
- Northstars swim team won 1st place

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 – August 2019

8. NEXT MEETING

The next meeting of the Park Paseo Board of Directors is scheduled for Monday, September 9, 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 9:33 p.m. by Gus Aarnaes, President.

Ric Cox, 1st V.P.

Printed Name/Title

R Cox

Approval Signature

9/11/19

Date