

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors
GENERAL SESSION MEETING MINUTES
Monday, March 9, 2020
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 7:00 p.m. by Gus Aarnaes, In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gus Aarnaes
Yumi Renshus
Jim McMillen
Jerry Cheng

DIRECTORS ABSENT

Mina Brooks

ASSOCIA-PCM

Lynn Wyatt, General Manager

OTHERS

One (3) Homeowner

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

The following items were discussed but not limited to: Increased parking on Christamon Street; Northwood Condo Association parking rule changes; Community website needs documents and forms downloaded; VA-URL in Budget Mailer does not work; IDR Request submitted by homeowner (#180-4694);

CONSENT AGENDA

A. Architectural Committee Report

The Architectural Committee met on February 26, 2020. There were no new Architectural Applications submitted.

B. Harvest Landscape Report

The Harvest Landscape Report was reviewed. The Board is concerned about the appearance of the landscaping at the two street monuments and the Clubhouse monument. These are to be addressed by Harvest.

C. Three Phase Lighting Report

Three Phase is working on new options for the Clubhouse address light. The wiring is very old and cannot be reconnected properly. Options will be presented at the next Board meeting.

D. Action List

E. Work Order Report

F. Financial Report January 2020

The **January 2020** financials were postponed for approval pending further research.

Financials		December 2019
Operating Funds*	\$240,335.66	\$226,941.39
Reserve Funds	\$1,230,474.04	\$1,214,102.28
Accounts Receivable**	(\$1,339.34)	(\$545)
Prepaid Expenses	\$14,932	\$2,188.37
Current Year Net Income or (Loss)	23,323.05	\$29,797.06

**Included in the Accounts Receivable are account(s) in collections and allowance for doubtful accounts. See the Delinquency Report for details.

CD INVESTMENT Renewal APRIL 3, 2020 6 mo – 1 year \$100,000

The Board discussed investing in a nine (9) month term so funds would be readily available for the Clubhouse Pool Deck renovation project coming up later in 2020. Management is to seek advice from Comerica Securities for best investment at the highest prevailing rate.

CD INVESTMENT Renewal March 13, 2020 6 mo - 1 Year \$100,000

The Board discussed investing in a nine (9) month term so funds would be readily available for the Clubhouse Pool Deck renovation project coming up later in 2020. Management is to seek advice from Comerica Securities for best investment at the highest prevailing rate.

NOTE: Follow up March 10, 2020, Comerica Securities provided a rate sheet to Management and advised that a six (6) month term would be a better investment for the Association. Upon maturity in six months, the Association should know the status of the Clubhouse Deck Project. The two CD's were renewed for six months terms.

G. General Session Minutes

The **February 10, 2020** General Session minutes are attached for your review and approval.

Motion McMillen To approve February Minutes pending one correction

2nd Renshus

VOTE Unanimous

(3 ayes/1 abstain – Aarnaes due to absence from meeting)

5. UNFINISHED BUSINESS

- A. Prosa Pool UPDATE -POOL CLOSED-**
Management reported the Prosa Pool is now closed and demolition of the pool deck has begun. Notices were hand delivered to all homeowners surrounding the Prosa Pool advising them of the construction.
- B. Playground Repair Proposal**
Review of proposal from Safe Park Playground Services. Costs not to exceed \$3,484.
*Motion McMillen to approve \$3,484 for repairs of community
Playgrounds*
2nd Renshus
VOTE Unanimous
(4 ayes/0 nays)
- C. Parking Issue on Christamon Street - UPDATE**
Management reported that discussions continue with Irvine PD regarding the parking situation on Christamon Street. The Board suggested contacting Northwood Square's community manager and have conversation about the parking process in that community. This item will be discussed further at the April Board meeting.

6. NEW BUSINESS

- A. UPDATES**
- a. **Spring Break Preparation**
Patrol One Extra Guard
*Motion McMillen to hire an extra guard for Spring Break Week.
Four (4) days – Monday thru Thursday
Five Hours – 5:00 pm to 10:00 pm
Costs - \$26.73 per hour*
2nd Aarnaes
VOTE Unanimous
(4 ayes/0 nays)
- b. **Pool Heat**
The Clubhouse pool heat will be turned on March 23rd and will be ready for Spring Break week.
- c. **5th Grade Swim Event & 6th Grade BBQ** Friday, June 5th
Both events are been scheduled and reserved on the Clubhouse calendar.
- d. **Northstars Update**
The Northstars Swim Team continue registration for the upcoming season. They have submitted all Swim Meet dates and they are calendared.

B. Homeowner Tree Complaint 2 Campanero

This homeowner submitted pictures of two trees overhanging their backyard and over their roof. Management was directed to contact Harvest's Arborist, Dave Ramos, and have him inspect and trim the tree branches.

C. ARS Reserve Study Proposal

The last onsite Reserve Study was conducted on August 2019.

Motion Aarnaes To approve proposal, Option 2, update without site visit costs not to exceed \$1,200

2nd McMillen
VOTE Unanimous
(4 ayes/0 nays)

D. Clubhouse Parking Lot Signage

The Clubhouse parking lot is in need of new signage due to the aging of the current signs and more signage needed to remind visitors the parking lot is for the Association members only. Management to order new signs.

E. Newsletter Items – MAY 2020 Newsletter

- + Board meeting action
- Repeat Pool Hours
- Prosa Pool Remains Closed
- 4th of July Article
- Swim Meet Dates & Practice Times for Homeowners
- Service/Guide Dog Article re: Pool Areas

7. REFERENCE MATERIAL (Informational Only)

- A** Annual Calendar
- B.** Site Maps
- C.** Tree Trimming Schedule
- D.** Newsletter – April 2020

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **May 13, 2020** at 25 Christamon West, Irvine, CA 92620. Executive Session will begin at 6:30 p.m. and General Session will follow at 7:00 p.m.

9. ADJOURNMENT OF GENERAL SESSION

There being no further business to come before the Board in General Session, the meeting was adjourned at 8:55 p.m. by Gus Aarnaes, President.

Printed Name/Title

Approval Signature

Date