

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors
GENERAL SESSION MEETING MINUTES
Monday, MAY 11, 2020
****ZOOM MEETING DUE TO COVID GUIDELINES****

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

None

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:

- + Associa PCM contract review should happen every few years. All is fine now but review should take place every few years as with any other service provider;*
- + Homeowner volunteer for Landscape Committee;*
- + To start again recognizing "the best house award" for landscaping – possible \$20 gift certificate;*
- + Weeds in cracks of sidewalks in common areas;*

4. CONSENT AGENDA

A. Architectural Committee Report

Architectural Committee meeting was on April 22, 2020. Minutes were reviewed which included a Preliminary Review of 30 Diamante's request for installing an ADU unit. No further action at this time.

- B. **Harvest Landscape Report**
- C. **Three Phase Lighting Report**
- D. **Action List**
- E. **Work Order Report**

Above reports were discussed with no further action.

F. **Financial Report MARCH**

The **MARCH 2020** financials are attached for the Board's review and approval. I have attached a variance report to show any large variances in income or expenses for the month.

Financials	MARCH 2020	FEBRUARY 2020
Operating Funds*	\$165,684.89	\$213,902.87
Reserve Funds	\$1,188,613.07	\$1,248,144.54
Accounts Receivable**	(\$928.58)	(\$1,258.64)
Prepaid Expenses	\$12,862.84	\$14,021.34
Current Year Net Income or (Loss)	(\$61,118.03)	(\$24,573.13)

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

The Board postponed approving the financials pending an upcoming Financial meeting.

G. **General Session Minutes**

The **April 13, 2020** General Session minutes were reviewed.

Motion Cheng to approve the Minutes as submitted

2nd Aarnaes

VOTE Unanimous

(4 ayes/0 nays)

H. **Delinquency – Account #180-3701**

Motion Aarnaes to record a new lien on this property due to the homeowner who has defaulted on their payment plan;

2nd Renshus

VOTE Unanimous

(4 ayes/0 nays)

5. UNFINISHED BUSINESS

A. UPDATES

a) Clubhouse Reservations

Clubhouse reservations continue to be closed per the COVID19 orders. No June reservations will be accepted.

b) PROSA POOL

Management reported the project is moving along. The contractor says the project should be on track with a completion date around June 1, 2020.

c) Architectural Standards Addendum – Driveways

The 31Day Comment period is over regarding the addendum to the Architectural Standards regarding driveways.

Motion *McMillen* *to approve the driveway Addendum*

2nd *Aarnaes*

VOTE *Unanimous*

(4 ayes/0 nays)

6. NEW BUSINESS

A.

DRAFT AUDIT

Inouye, Shively et al

\$1,700

Motion *Aarnaes* *to approve the draft Audit as submitted*

2nd *Renshus*

VOTE *Unanimous*

(4 ayes/0 nays)

B.

Re-Opening Discussion COVID19

The Board discussed re-opening of the community amenities. They reiterated they will continue to follow the guidelines of the authorities. Currently the only amenity that can be opened are the tennis courts. A unanimous motion was made to open them on Wednesday, May 13th with the following rules. ALL other areas are to remain closed.

TENNIS COURT RULES (May 2020)

- + NORMAL SIGN-UPS REQUIRED
- + NO MORE THAN 4 PERSONS ON EACH COURT
- + BRING YOUR OWN WATER
- + DRINKING FOUNTAIN CLOSED
- + VENDING MACHINE CLOSED
- + NO RESTROOM OR SHOWER ACCESS
- + SOCIAL DISTANCING REQUIRED

C. JUNE Newsletter

TENNIS COURT OPEN !! (with new rules)

Other Community Amenities – will open when authorities say they can and there will be phasing;

Prosa Pool pictures;

Repeat July 2019 articles where appropriate

Include COVID19 Notice from May 2020 (All is pending guidelines)

7. REFERENCE MATERIAL (Informational Only)

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

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **June 8, 2020** at 25 Christamon West, Irvine, CA 92620 OR via ZOOM. 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 8:30 p.m. by Gus Aarnaes, President.

Gus Aarnaes Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

6-12-2020
Date