

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors
GENERAL SESSION MEETING MINUTES
Monday, June 8, 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

Two Homeowners

The following items were discussed but not limited to:

- + *Weeds, weeds, weeds everywhere in the common areas;*
- + *Website needs updating, more consistent formatting and a more usable format;*
- + *Group all newsletters into one folder;*

4. CONSENT AGENDA

A. Architectural Committee Report

Architectural Committee meeting was on May 27, 2020. There were no new applications to review. The next meeting is June 24, 2020.

B. Harvest Landscape Report

C. Three Phase Lighting Report

Was not received by the meeting. The Board requested the report be forwarded as soon as it's received.

D. Action List

E. Work Order Report

Above reports were discussed with no further action.

F. Financial Report APRIL

The **APRIL 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 questions from the Financial meeting.

CD INVESTMENTS

CD Banco Popular \$100,000 7/2/2020 1 year term
 CD Beal Bank \$100,000 7/1/2020 9 month term

The Board postponed a decision on the CD's until the July meeting pending the status of the Prosa Pool Project.

G. General Session Minutes

The **May 11, 2020** General Session minutes were reviewed.

Motion Renshus to approve the Minutes as submitted

2nd McMillen

VOTE Unanimous

(4 ayes/0 nays)

5. UNFINISHED BUSINESS

A. UPDATES

a) PROSA POOL Addendum #4 \$2,000 Patio Bench

The Board unanimously ratified Addendum #4, \$2,000, to install a bench at the end of the upper deck.

b) Christamon Parking and Corner Red Curbs

Motion Cheng to approve painting just the corners of Christamon West & East to prevent vehicles from parking on them due to safety issues

2nd Renshus

VOTE Unanimous (4 ayes/0 Nays)

c) **4th of July Community Event**

The annual 4th of July community event must be cancelled this year due to the restrictions of the COVID19 virus. The Board unanimously approved the purchase of small American Flags to install on all homeowner's front lawns.

6. NEW BUSINESS

A. Harvest - Miscellaneous

Plantings for Prosa - Harvest will submit a new proposal to replace the specified King Palms with Pygmy Palms.

Proposal Common Area Irrigation at Campanero East – Harvest presented two proposals to replace the irrigation in this area. Costs ranged from \$786 to \$1,181. The Board postponed approval pending an onsite inspection first.

Monuments – Harvest informed they did not want to do the hardscape around the monuments. Management is to seek another company to perform the work;

B. Homeowner Correspondence re: City Landscape Areas

The Association received correspondence from an upset homeowner regarding the 3' tall weeds, dead plants and debris at the entrance to their street. It was determined this area belongs to the City of Irvine and Management is to contact them again, to clean up their areas of responsibility.

C. Pool Reopening Discussion

The Association continues to wait on the City of Irvine for their guidance for reopening the pools. The Vice Mayor said the City will release the information on Thursday, June 11th. No further action until guidelines are received.

D. Annual Election 2020

Park Paseo's Annual Election is conducted in October. New State Election Laws were presented in January 2020. Management to research to see if the Board previously adopted the new laws in 2019. If not, the Association Attorney will create them and the Board will have to adopt them prior to beginning the election process.

E. August Newsletter

- + Picture of July 4th Flags
- + Map of City Landscape Areas (full page – Color)
- + New Annual Meeting Date
- + Call for Candidates
- + Prosa Pool Open – Take a look

F. Board Member Jerry Cheng

Board member Jerry Cheng discussed the following but was not limited to: Google Fiber, NextDoor, TownSQ, Management Contract, Zoom Meetings, Financials, Emails blasts. The Financials were the only item on the Agenda.

7. REFERENCE MATERIAL (Informational Only)

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

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **July 13, 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 8:50 p.m. by Gus Aarnaes, President.

Gus Aarnaes Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

7-14-2020
Date