

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors
GENERAL SESSION MEETING MINUTES
Monday, October 12, 2020
25 Christamon West Irvine, CA 92620
CLUBHOUSE

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
Jerry Cheng
Mina Brooks

DIRECTORS ABSENT

Jim McMillen

ASSOCIA-PCM

Lynn Wyatt, General Manager

OTHERS

Four Homeowners

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

Three Homeowners

The following items were discussed but not limited to:

+ *MOD VAN / CV1 – homeowner attended and discussed this van as a multi-purpose vehicle, components can be removed or installed, will be used on a daily basis for transportation and occasionally used for travel; In the eyes of the DMV it is an “automobile” not an RV;*

+ *A question on the election mailing, website maintenance, missing Minutes and ARC Agenda not posted, landscaping company;*

4. CONSENT AGENDA

Motion Brooks To approve items A – G on the consent calendar
2nd Aarnaes

VOTE Unanimous

4 ayes/0 nays

A. Architectural Committee Report

B. Harvest Landscape Report

C. Three Phase Lighting Report

- D. **Action List**
- E. **Work Order Report**

F. **Financial Report AUGUST 2020**

The **AUGUST 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 | AUGUST 2020 | JULY 2020 |
|--|---------------------|--------------------|
| Operating Funds* | \$266,696.07 | \$273,753.67 |
| Reserve Funds | \$1,133,134.08 | \$1,117,473.02 |
| Accounts Receivable** | \$881.61 | (1,942.41) |
| Prepaid Expenses | \$7,100.34 | \$87,648.04 |
| Current Year Net Income or (Loss) | \$114,077.58 | \$38,150.81 |

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

G. **General Session Minutes**

The September 14, 2020 General Session minutes were reviewed and approved pending one correction.

5. **UNFINISHED BUSINESS**

A. **UPDATES**

- a. **Clubhouse Deck Project Update**
Management updated the Board on the deck project. All is on schedule at this point. Meetings have been conducted and Northstars Swim Team requests discussed. Costs for their portion of the project are in process.
- b. **Mailer to Community – Email Info & Opt Out Form**
This item is pending further discussion with Associa Executive Katy Howe.
- c. **Website /Townsquare Update**
Website/Townsquare was reviewed. Website issues will be tabled for a future date with the exception of removing Minutes from the public website and keeping them in Town Square where any homeowner can login to see the information. This is not an ideal situation but it is recommended by Associa.
- d. **CC&Rs and Recreational Vehicles**
The Board discussed the CC&Rs and the ruling on RV vehicles in the community. Due to vehicles continually being transformed in size – length, weight and height, the Board finds it necessary to modify the CC&Rs to reflect new vehicle standards. The Board would like to make an Addendum saying the following:
 - 1. *No resident shall park, store or keep on his Lot or in a parking lot within the community, any large commercial-type vehicle, including but not limited to the following examples:*

- i. *Truck of greater than one and one-half (1) ton capacity;*
 - ii. *Any vehicle with a sign displayed on any part thereof advertising any kind of business;*
 - iii. *Any vehicle with racks, materials, and/or visible tools; or*
 - iv. *Any vehicle with a body type normally employed as a business vehicle;*
 - v. *Any recreational vehicle (including, but not limited to, campers, motor homes, trailers, boats, aircraft, mobile homes or other similar vehicles);*
 - vi. *Any oversized vehicle that exceeds seven feet (7.5') in height, seven feet (7.5") in width and nineteen feet (19.5') in length, (e.g., a limousine) except for purposes of loading, unloading, making deliveries, or performing emergency repairs not to exceed 24 hours;*
 - vii. *Any unlicensed or inoperable vehicle;*
- ii. *A resident may park any standard passenger automobile (including vans and similar vehicles up to and including one [1] ton when used for everyday transportation) within his respective garage, or in his driveway; provided, however, in no event shall any vehicle extend into the sidewalk or beyond the curb line, or impede access over any street.*

Additionally, the Board resolved to remove Section 3 – Other Vehicles from the CC&Rs which refers to vehicles and garages.

6. NEW BUSINESS

A. 2021 Draft Budget

The Board reviewed the Draft Budget and voted unanimously to approve it. The 2021 Budget reflects an assessment increase to \$122 per month - a \$4.00 per month increase. This increase is necessary to adequately cover the rising operating costs such as utility increases for gas, electric and water, contract increases for landscaping services, janitorial services, pool and patrol services and to support the State-mandated minimum wage increase. With this budget, the Board of Directors does not anticipate that any special assessments will be required to replace, repair or restore any major component of the reserve program in 2021.

Motion Renshus to approve the draft Budget for 2021 with an assessment increase of \$4 per month per home. New monthly assessment will be \$122 a month.

*2nd Brooks
VOTE Unanimous*

4 ayes/0 nays

Additionally, the Board has requested Management to change the Budget GL codes to reflect and match the Reserve Analyst's report and want to see the new codes on the 2021 Budget mailing. Monthly financials should also be changed to match the new GL codes.

B. Proposal Requests Spreadsheet

The Board has postponed review of the following proposals to the November meeting pending receipt of three (3) proposals for each category.

Security
Landscaping
Auditors
Holiday Lights for Clubhouse

C. DECEMBER NEWSLETTER

- a. **JANUARY 2021 NEWSLETTERS WILL BE ONLINE ONLY**
- b. **\$50 PAPERLESS BILLING CONTEST !!**
- c. **Annual Meeting / Election Results in January Newsletter**
- d. **Holiday Decoration Judging Dates – Dec. 13th & 14th & winners will be announced in the January newsletter;**
- e. **Jacaranda Tree Article**
- f. **Clubhouse Deck Update & Costs for Project (\$474,000)**
- g. **2021 Budget Information**
- h. **Prosa Pool Winter Costs (\$2484 monthly)**
- i. **Revised Audit Info**

7. REFERENCE MATERIAL (Informational Only)

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

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **November 9, 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

