

PARK PASEO HOMEOWNERS ASSOCIATION

Board of Directors

GENERAL SESSION MEETING MINUTES

Monday, September 14, 2020

25 Christamon West Irvine, CA 92620

Clubhouse Patio

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
Mina Brooks

DIRECTORS ABSENT

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

Four Homeowners

The following items were discussed but not limited to:

- + Petition submitted to "keep Prosa Pool open" and heated during the winter months;*
- + Landscape rotation schedule needs to be shortened;*
- + Better effort by landscapers when trimming the bushes – they're being scalped;*
- + City areas are looking better;*
- + There is an organic grub spray that can be tried before scalping the grass;*
- + Homeowner account # was discussed;*
- + Discussion of homeowner's personal website;*
- + SUV/SUPER VANS versus RV's in the community;*

4. CONSENT AGENDA

A. Architectural Committee Report

- B. **Harvest Landscape Report**
- C. **Three Phase Lighting Report**
- D. **Action List**
- E. **Work Order Report** None

F. **Financial Report JULY 2020**
The **JULY 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	JULY 2020	JUNE 2020
Operating Funds*	\$273,753.67	\$330,048.99
Reserve Funds	\$1,117,473.02	\$1,107,290.74
Accounts Receivable**	(1,942.41)	(\$506.82)
Prepaid Expenses	\$87,648.04	\$8,922.70
Current Year Net Income or (Loss)	\$38,150.81	\$52,639.38

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

the

- a. **Reserve Study & PCM Financials & Budgeting**
The Board discussed having the financials and budget GLs match to

Reserve Study. This will be further discussed at the Budget meeting.

G. **General Session Minutes**
The August 10, 2020 Special General Session minutes are attached for your review for approval.
Motion Brooks Items A-G be approved as presented
2nd Aarnaes
VOTE Unanimous
4 ayes / 1 abstain due to absence

5. UNFINISHED BUSINESS

A. UPDATES

- A. **Clubhouse Deck Project**
Management updated the Board on the Clubhouse Paver Project. Further discussion included walkway lights down to spa and more electrical outlets installed throughout the deck. Management presented the financial plan for the project. Project is still on track to begin October 1, 2020.
- B. **Clubhouse Address Light Proposal**
The Board reviewed a proposal for a solar powered address light for the clubhouse. Costs were approximately \$219. The light was approved; however, the Board asked Management to confirm the location of the existing transformer first.

- 6.
- C. Tennis Court Temporary Gate**
The temporary tennis gate is installed and sign up sheets will be placed inside the tennis courts.
- A. Jacaranda Trees Harvest Trimming Proposal \$17,400**
Motion *McMillen* *To approve the proposal for trimming in the amount of \$17,400*

2nd *Brooks*
VOTE *Unanimous*
5 ayes/0 nays
Further, the Board turned over to the Architectural Committee to form a plan for the future of the Jacaranda trees. The plan should include removal and replacement trees for the Jacarandas.
- B. Patrol One**
The Board discussed their dissatisfaction with Patrol One Security. They unanimously agreed to charge Patrol One \$50 for each mishap going forward. They also requested Management seek proposals for the next meeting.
- C. Prosa Pool Heat**
Motion *Cheng* *To continue to heat the Prosa Pool and leave it open until December 31st*

2nd *McMillen*
VOTE *Unanimous*
5 ayes/0 nays
- D. Account #180-4894 Homeowner Emails & Questions**
This homeowner submitted a four page document regarding various questions and concerns about the Community, the Board and Management. The Board determined these various matters had been addressed during previous Board meetings. The Minutes, Financials and announcements are all available on the Association website for all homeowners use. No further action at this time.
- E. Account #180-3073 Homeowner Van/RV**
This homeowner attended the meeting and addressed the Board about a vehicle purchase he wants to make. The vehicle appears to be a van conversion / RV. The Board asked Management to contact the Association Attorney and get his input related to what the governing documents say and then the Board will review again.
- F. NOVEMBER Newsletter Articles**
- a. **Online Newsletter for January**
- Send out Email Info Sheet; Contest for five winners - \$50 each; Opt Out Form
 - b. Lost & Found Article
 - c. Jacaranda Tree Article
 - d. Tennis Courts Open & Gate & Sign Up Info
 - e. Clubhouse Deck Project Update
 - f. Election Info (Nov. 10th & Nov. 24th Reconvene Date)
 - g. Holiday Decorating Contest Article (Same as previous years) – Judging Dec 13th & 14th

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 **October 12, 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

Date