

**PARK PASEO HOMEOWNERS ASSOCIATION**  
**Board of Directors**  
**GENERAL SESSION MEETING MINUTES**  
**Monday, FEBRUARY 8, 2021**  
**25 Christamon West Irvine, CA 92620**  
**MEETING CONDUCTED VIA ZOOM**

**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  
Anthony Markus

**DIRECTORS ABSENT**

**ASSOCIA-PCM**

Lynn Wyatt, General Manager

**2. CALL TO ORDER – GENERAL SESSION**

**3. EXECUTIVE SESSION DISCLOSURE**

*An Executive Session Meeting was held immediately prior to 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.*

**4. HOMEOWNER FORUM**

**Homeowner(s) 0**

*Homeowner Forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3 - 5 minutes suggested). The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be. N/A*

**5. CONSENT AGENDA**

**A. Architectural Committee Report**

**B. Harvest Landscape Report**

**a. Iron Bark Tree Trimming Proposal (47 Trees) \$5,875**

*Motion McMillen To approve \$5,875 for Iron Bark tree Trimming*

*2<sup>nd</sup> Aarnaes  
VOTE Unanimous  
(5 ayes / 0 nays)*

- C. **Three Phase Lighting Report**
- D. **Patrol One Report**
- E. **Action List**
- F. **Work Order Report**
  
- G. **Financial Report DECEMBER 2020**

The **DECEMBER 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.

<b>Financials</b>	<b>DECEMBER 2020</b>	<b>NOVEMBER 2020</b>
Operating Funds*	\$216,625.18	\$198,503.97
Reserve Funds	\$992,912.28	\$1,115,489.26
Accounts Receivable**	0	(\$699.91)
Prepaid Expenses	\$2,325.00	\$2,864.87
<b>Current Year Net Income or (Loss)</b>	<b>\$36,739.00</b>	<b>\$33,971.90</b>

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

H. **General Session Minutes**

The **January 11, 2021** General Session minutes were reviewed and one correction is needed under the “Newsletter” section.

**Motion Renshus To approve items A – F on the consent calendar with one correction to the Minutes;**

**2<sup>nd</sup> Cheng**

**VOTE Unanimous**

**(5 ayes / 0 nays)**

6. **UNFINISHED BUSINESS**

A. **UPDATES**

a. **CC&Rs Addendum – RV’s**

The Board approved the final draft from David Cane, Association Attorney, for an Addendum change to the CC&Rs regarding Recreation Vehicles. The Addendum will now be posted for homeowner’s comments for a thirty-day comment period.

b. **Harvest & IRWD & Water Usage**

The Board discussed the water overages in particular sections of the community. Management contacted Tim Carson of Harvest Landscape and discussed the issue. Harvest’s response is the Park Paseo irrigation system is old and they should go back to online controllers. The Board didn’t know how long the service has been

disconnected and directed Management to follow up. Also President Aarnaes would like a meeting set up with Tim Carson for further discussion.

**c. David Cane Legal Invoices**

There was no response from David Cane at the printing of this packet. Management to follow up.

**d. Master Email List**

Management provided an updated Master Email list to the Board. No further action at this time.

**e. Bees – We Save Bees Quote**

The Board reviewed the quote from We Save Bees company and asked Management to seek more quotes. Also to confirm the City of Irvine’s policy on saving bees or killing them.

**f. Clubhouse Pool Deck Update**

<u>Invoice 840213</u>	\$94,766.00	Coping	<b>APPROVED FOR PAYMENT</b>
<u>Addendum #2</u>	\$2,250.00	BBQ Wall Ext.	<b>APPROVED FOR PAYMENT</b>
<u>Addendum #3</u>	\$21,900	Addl. Electric	<b>APPROVED FOR PAYMENT</b>

*Motion          McMillen          To approve payment to Ultimate Remodeling a total of \$118,916 for the above invoices*

*2<sup>nd</sup>                  Aarnaes*  
*VOTE              Unanimous*  
*(5 ayes/0 nays)*

<u>Addendum 185009</u>	\$397.00	Health Dept Fees	<b>NOT APPROVED</b>
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*(Contract Item)*

<u>Addendum #4 - ?</u>	\$13,600	Shower Upgrade	<b>HOLD</b>
Cityscapes	\$9,000		
T&S	Not Received		

**NEW BUSINESS**

**A. DUDEK Report - Blue Gum Eucalyptus**

As of this meeting, the Dudek invoice has NOT been received. One proposal from Harvest to remove 12 trees based on the report was received. Two more proposals will be submitted once the contractors have time to walk and inspect the trees.

*Motion          Markus          To approve an amount of \$18,000 to remove the twelve trees*

*2<sup>nd</sup>                  Cheng*  
*VOTE              Unanimous*  
*(5 ayes/0 nays)*

**B. NORTHSTARS Swim Team**

Northstars Swim Team President attended the meeting. She announced the ISL is going to have a swim season this upcoming summer. They are still discussing what the season will look like keeping the COVID19 Guidelines in mind.

Registration will take place sometime the end of April and beginning of May. They are hoping to have a full team of 130 swimmers on their roster. They are requesting permission to have forty (40) non-resident swimmers on this roster which is the same as requested in the 2020 swim season.

*Motion Cheng To approve forty (40) non-resident swimmers to be on the Northstars roster*

*2<sup>nd</sup> Renshus*  
*VOTE Unanimous*  
*(5 ayes / 0 nays)*

The Board will make a decision later as far as the use of the Clubhouse pool for practices. More information is needed.

**C. MARCH NEWSLETTER**

- a. Northstars Swim Article
- b. Blue Gum Tree Update – (The Board has been working diligently on these trees and now have a plan to move forward. More information to follow).
- c. Pool Deck Project Update
- d. Spring Time Change
- e. Tire Marks on Common Area grass
- f. Spring Break Dates
- g. Management Company Article (Markus)
- h. Dog Waste Pick Up

**7. REFERENCE MATERIAL (Informational Only)**

- A. Annual Calendar
- B. Site Maps
- C. Tree Trimming Schedule
- D. Newsletter – **FEBRUARY 2021**
- E. 2021 Budget

**8. NEXT MEETING & SITE REVIEW**

The next Meeting of the Park Paseo Board of Directors is scheduled for **March 8, 2021** 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**

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Printed Name/Title

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Signature

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Date