

PARK PASEO HOMEOWNERS ASSOCIATION  
Board of Directors  
GENERAL SESSION MEETING MINUTES  
Monday, JANUARY 11, 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

1. CALL TO ORDER – GENERAL SESSION

2. 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.

3. HOMEOWNER FORUM

Homeowner(s) 1

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.

- + Discussion to leave the Prosa Pool open and heated for the remainder of the winter season. Many homeowners are using the Prosa Pool since the Clubhouse Pool is shutdown, and it's great exercise during this pandemic;

4. CONSENT AGENDA

- A. Architectural Committee Report
- B. Harvest Landscape Report  
Jacaranda Tree trimming will be done on January 22, 2021.

- C. Three Phase Lighting Report
- D. Patrol One Report  
 The Board continued to discuss the poor service from Patrol One. They appear to have a problem passing along Park Paseo orders if there's a substitute guard. Per the agreement, \$50 will be subtracted from their next invoice for failure to unlock the Prosa Pool Deadbolt on the weekend.
- F. Action List  
 The Action List was reviewed and items discussed that had been completed or were still outstanding.
- E. Work Order Report
- F. Financial Report NOVEMBER 2020

Financials	NOVEMBER 2020	OCTOBER 2020
Operating Funds*	\$198,503.97	\$207,460.64
Reserve Funds	\$1,115,489.26	\$1,095,431.65
Accounts Receivable**	(\$699.91)	(\$830.50)
Prepaid Expenses	\$2,864.87	\$4,404.94
Current Year Net Income or (Loss)	\$33,971.90	\$53,226.82

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

REAL TIME BUDGET Mallorie Hall

The Board asked Management to set up a follow up meeting with Mallorie Hall to discuss the Real Time Budget Report she sent.

- G. General Session Minutes  
 The December 14, 2020 General Session minutes were reviewed. The Minutes were not approved pending corrections and will be reviewed again at the February Board meeting.  
 Motion Cheng To approve items A – F on the consent calendar as presented  
 2<sup>nd</sup> McMillen  
 VOTE Unanimous  
 (5 ayes / 0 nays)

5. UNFINISHED BUSINESS

A. UPDATES

- a. Harvest & IRWD Water Bill  
Management reported that Harvest responded saying there was a valve break in the area and would get back to us with more detail.
- b. Office Copier  
Management reported more time is needed with this matter. Directors Cheng and Markus volunteered to help. Director McMillen is already helping with the copier. The copier issue will be resolved by the next Board meeting.
- d. Paperless Billing Winners  
No further discussion at this time. Announcement was made in the newsletter.
- e. CC&Rs and Recreational Vehicles  
The Association is still waiting on the re-write from David Cane at this time.
- f. Deck Remodel  
Management gave a report on the Deck Project. The Deck Committee will have a meeting on January 12<sup>th</sup> with the contractor to go over a list of concerns. The Committee will report back to the Board at the next meeting.
- g. Proposal Spreadsheet  
No proposals need to be reviewed at this meeting.

6. NEW BUSINESS

A. Spa Fiberglass Repair Proposals

Company	Proposal Bid
AquaCreations (Ventua)	\$11,420
Advanced Pool Coatings (Loomis)	\$34,450

The Board reviewed two proposals to install new Fiberglass in the jacuzzi.  
Motion          McMillen          To approve AquaCreations recoat the fiberglass in the jacuzzi  
  
2<sup>nd</sup>                  Aarnaes  
VOTE              Unanimous  
(5 ayes/0 nays)

- B Blue Gum Eucalyptus - DUDEK  
Dudek Company has started the testing for forty-three (43) Windrow Eucalyptus. They will forward the test results once completed. Total costs for the testing is \$7,080 and previously approved by the Board.

Motion            McMillen            To ratify the testing proposal from Dudek for  
\$7,080  
2<sup>nd</sup>                    Aarnaes  
VOTE                Unanimous  
(5 ayes/0 nays)

C.    EMAIL Lists

Management discussed the Email Blast lists. There are three lists that need to be organized and cleaned up in order to be used for future email blasts. The Board directed Management to seek help from PCM. Additionally, the Board requested that Management send out a test Email Blast to all homeowners on the lists and include a couple of announcements and the January Newsletter. Discussion will continue at future Board meetings.

D.    FEBRUARY NEWSLETTER    ONLINE!

- a.    Blue Gum Eucalyptus Update – Next Steps
- b.    Email Blasts Article
- c.    Homeowners who have Community Maintenance Needs to put on Town SQ;
- d.    Prosa Pool Open and heated for the remainder of the winter season. AND appreciate your help in closing the umbrellas if the winds are about;
- e.    Clubhouse Deck Update (with pictures) – Still on track hoping for April 1, 2021;
- f.    Holiday Decorations should be down as of Feb. 1<sup>st</sup>!
- g.    Irrigation Issues – Call ER # 949.768.7261
- h.    Spring is coming – a good time to attend to landscaping especially in the front yard;
- i.    Keep your cars locked even in your driveways. Irvine PD is seeing a rise in thefts for items left in view in cars even on the driveways;

7.    REFERENCE MATERIAL (Informational Only)

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

8.    NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for February 8, 2021 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. Location TBD. The next Landscape Inspection will take place on January 14<sup>th</sup> – the second Thursday of the month.

9. ADJOURNMENT OF GENERAL SESSION

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Printed Name/Title

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Signature

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Date