

PARK PASEO HOMEOWNERS ASSOCIATION

Board of Directors

GENERAL SESSION MEETING MINUTES

Monday, MARCH 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

Jerry Cheng

Anthony Markus

DIRECTORS ABSENT

Jim McMillen

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) 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 of the Northstars Swim Season;

5. CONSENT AGENDA

A. Architectural Committee Report

February 24, 2021 Minutes were reviewed and correspondence to a homeowner at 15 Delamesa West was discussed.

B. Harvest Landscape Report

Discussion ensued regarding irrigation in the community. There is concern repairs are repeated at the same locations and the Association is paying twice, sometimes three times for the same issues. Additionally, there are concerns about water consumption and being over the tier allotted for usage. Tim Carson, Area Manager for Harvest, recommended the Association hook the WeatherTrak system back up that was installed a few

years ago. The only problem now is the software is out of date and that would need to be updated. The Board would like Tim to attend the next Board meeting, along with a WeatherTrak representative, to discuss irrigation further.

C. Three Phase Lighting Report

The Board discussed the issue of the light bollards being on continuously throughout the community. Three Phase Electric checked the photocell at the Clubhouse Golf Cart area, and found it to be new and working properly; however, they noted the location of the photocell is in a bad location and doesn't receive good sun exposure. They're recommending replacing it with a new digital, self-adjusting astronomic time clock – costs to be \$800.

Additionally, the transformer for the monument light, on the right side of Yale Street, is faulty and needing replacement. The costs would be under \$500.

The Board did not approve either proposal and asked Management to have Three Phase provide 1) a map of where all the photocells are and 2) a map of where all the bollards are located in the community and how many are there. Discussion will continue at the April Board meeting.

D. Patrol One Report

E. Action List

F. Work Order Report

G. Financial Report JANUARY 2021

The **JANUARY 2021** 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	JANUARY 2021	DECEMBER 2020
Operating Funds*	\$2200,608.53	\$216,625.18
Reserve Funds	\$992,912.28	\$992,912.28
Accounts Receivable**	\$348.13	0
Prepaid Expenses	\$13,574.46	\$2,325.00
Current Year Net Income or (Loss)	\$33,953.57	\$36,739.00

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

Financial acceptance was postponed to the next meeting pending further review;

H. General Session Minutes

February 8, 2021 General Session Minutes were reviewed. Revisions need to be made so the Minutes will be reviewed again at the April Board meeting.

Consent Calendar – was not approved pending various items above.

6. UNFINISHED BUSINESS

A. UPDATES

a. DUDEK Invoice Review

Review of Dudek invoice and determine payment amount.

Motion Markus To approve payment of \$7,080 to Dudek for the testing of the Eucalyptus Trees

2nd Cheng

VOTE Unanimous

(4 ayes/0 Nays)

b. Eucalyptus Tree Removals Proposals

Contractor	Pricing
Harvest Landscape	\$21,800 (12 + 1 Trees)
Great Scott Trees	\$32,540 (12 + 1 Trees)
OC Arborists	Declined to Bid

The Board reviewed proposals for the removal of Blue Gum Eucalyptus trees that were identified in the testing reports, as being dangerous.

Motion Renshus To approve Harvest Landscape to remove the Trees for \$21,800 plus one more tree

2nd Markus

VOTE Unanimous

(4 ayes/0 nays)

c. CC&R's Addendum for RVs

The Board reviewed correspondence from homeowners regarding the Addendum change. The Board asked Management to find out from the Association attorney the next steps required to change the CC&Rs.

d. Bees – Update

Bee hive removal was discussed. The City of Irvine, do not save their bees. One proposal has been received and two more are coming for further Board review of costs to remove the bees.

e. Legal Invoices

Review of David Cane's correspondence regarding the duplicate invoices. Management reported a check has been received and deposited from the attorney. No further action at this time.

f. Clubhouse Pool Deck Update

1) Ratify T&S Proposal for the Shower \$11,735

The Board unanimously ratified the proposal from T&S Construction to redo the shower at the Clubhouse pool costs not to exceed \$11,735.

2) Review Notes from Meeting with Ultimate 3/1/2021

The Board reviewed notes from the construction meeting with Ultimate Remodel held on March 1st of items to be completed with the deck project. Project completion date is still April 1st.

g. Corrected Minutes (January 11, 2021 Executive & General Session)

The Board reviewed and unanimously approved the filing of the January 11, 2021 following corrections that have been made. No further action at this time.

7. NEW BUSINESS

A. NORTHSTARS Swim Team

The Board reviewed correspondence from the Northstars. They are requesting a letter from the Association to the ISL for permission to use the Park Paseo Clubhouse Pool for the season. They also announced the following:

Registration: April 1st; **Season:** June 8th to August 14th; **Meets (Inter-Squad):** June 26, July 10, July 24 and August 7th;

Practices: Times and usage is yet to be determined.

Meets: Additionally, they've asked for exclusive use of the pool for four inter-squad meets. This is yet to be determined.

B. APRIL NEWSLETTER

- a. Clubhouse Pool Deck Article - Anthony Markus to write;
- b. Pool Heat: Prosa Pool (already on throughout the winter) Clubhouse Pool & Jacuzzi will be heated beginning March 29th and will be available to use as soon as possible;
- c. "Time To Swim" article from April 2020;
- d. NORTHSTARS Swim Team – Registration: April 1st; Season: June 8th to August 14th; Meets (Inter-Squad): June 26, July 10, July 24 and August 7th;
- e. Summer Events (Movie Night) / Clubhouse Re-Opening /4th of July - are all yet to be determined and will be announced as soon as they are decided upon;
- f. Tennis Courts – With the completion of the Clubhouse Pool Deck project, the tennis courts will be back to normal again, with a few improvements – temporary gate removed and old gate re-installed; the sign up sheets will be back in the counter table outside the Courts and there's talk about a new automated reservation system, stay tuned!

B. HOMEOWNERS CORRESPONDENCE

8. REFERENCE MATERIAL (Informational Only)

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

9. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **April 12, 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.

10. ADJOURNMENT OF GENERAL SESSION

8:37 pm *

Printed Name/Title

Signature

Date

- **8:37 pm** The Board adjourned General Session and re-entered Executive Session to continue discussion of unfinished items. Executive Session was adjourned at 9:15 pm.