

PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – JUNE 13, 2022  
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**BOARD OF DIRECTORS PRESENT:** Yumi Renshus  
Jerry Cheng  
Anthony Markus  
Deepak Gupta

**BOARD MEMBERS ABSENT:** Mina Brooks

**MANAGEMENT REPRESENTATIVES:** Dan Chesworth, CMCA  
Keystone Pacific Property  
Management, LLC

**EXECUTIVE SESSION SUMMARY – June 13, 2022**

Security Matters, Legal Discussion, Board/Management Expectations were discussed.

**I. CALL TO ORDER**

The meeting was called to order by Board President, at 7:22 P.M, via Zoom.

**II. PROOF OF NOTICE OF MEETING**

Proof of notice was recorded by Management on behalf on the Board of Directors.

**III. HOMEOWNER FORUM**

Gus Aarnaes was present to observe and reported that the pool was cloudy. Anthony Markus reported the pool seemed dirty and there was a hair ball in the bottom of the pool and leaves that hadn't been cleaned up for a long period of time.

**IV. COMMITTEE REVIEW**

A. Architectural Committee – The Board reviewed the update in the Architectural Committee minutes.

**V. CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion:

**A. Approval of the April 11, 2022 and May 9, 2022 General Session Meeting Minutes –**

**RESOLVED**, to ratify the action taken and approve the April 11, 2022 and May 9, 2022 General Session Meeting Minutes.

**B. Acceptance of the May 25, 2022 Architectural Committee Minutes –**

**RESOLVED**, to accept the action taken by the Architectural Committee at the May 25, 2022 Architectural Meeting. **Motion carried 4/0**

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**C. Review and Acceptance of April 30, 2022 Financial Statement -**

**RESOLVED**, to accept the April 30, 2022 financial statements as submitted subject to 3<sup>rd</sup> party audit. **Motion carried 5/0**

A request was made to spread the tax/audit expense across 12 months, The management contract needed to be checked to see if the monthly management contract amount.

Deepak Gupta would be added as a Strongroom invoice approver as Mina Brooks transitioned off the role over the next two weeks.

**VI. UNFINISHED/NEW BUSINESS**

**A. Landscape Service Bids.**

The Board reviewed the tree trimming bids. The request to include not driving on the landscaping needed to be added to the scope. Keystone would check with EarthCo if they could price match Harvest.

On Motion duly made, seconded and unanimously carried, the Board approved the Earthco bid 72233 to fill in the corner landscaping behind the pool spa area for \$1,050.00. Earthco would also be asked to provide a bid to improve the landscaping behind the pool area and also between Christamon East and West.

Keystone was requested to see if there was a record of landscape rebate money on file from Associa for the landscape conversions that were performed in the community.

**B. Delinquency Report – n/a.**

**C. Pool Repair Bids –** the bids were tabled. The pool vendor needed to get the spa re-opened and also get the pool cleaned better on a regular basis.

There was a discussion on the pool deck cleaning. Steve Cox would pressure was the pool deck.

**D. Common Area Maintenance –** The LED lights in the tennis courts and parking lot were reviewed. There was a discussion the cost to run power to the tennis court kiosk. The idea was not pursued as it was not cost effective. Keystone was requested to put up signage to encourage residents to switch out their pool keys for fobs and to sign up for tennis court online registrations.

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- E. **Entry Fob System** – the proposals for more readers were tabled. There was a discussion on the Prosa Pool internet connection issues. Deepak Gupta would work with Bear Security to try and find a solution to the internet connection issue.

A cutoff date would be advertised for the pool key switch out. This would be done through a billing insert. A final date for the pool key to fob switch out would be determined after the Prosa Pool internet connection issue was resolved. In the meantime additional residents being set up for fascial recognition would be put on hold. Tenants would have a time out period of 6 months set for their fob accounts and would require notification of continued residency for a renewal of their pool fob access rights. On Motion duly made, seconded and carried, the Board approved a freeze on new residents being added to the fob entry system with the fascia recognition feature. Jerry Cheng was opposed.

- F. **Social Events** – The 4<sup>th</sup> of July social event was reviewed. There was a discussion on American Flags and the flags suggested by Yumi Renshus would be ordered due to cost savings over other flags. Volunteers would put up the flags on front lawns. The event would start with a bike parade that would include bikes, tricycles, wagons and dogs. The times of the events needed to be advertised. Keyfobs would also be emphasized during the 4<sup>th</sup> of July event.

- G. **Newsletter** – The Board reviewed the July newsletter. Articles regarding 4<sup>th</sup> of July event with event times would be on the first page of the newsletter. An article with the Northstars would be included and the Northstar logo needed to be added. A candidate solicitation notice would be included for the upcoming election. The new LED lights would be put in an article and a welcome to the community article would be run.

There was a discussion on the placement of pool lounges. Closer to the pool was a nicer location instead of all the way back to the perimeter fence and landscaping.

- H. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, July 11, 2022 at 7:30 P.M, via zoom.

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:23 P.M.

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_