

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JULY 11, 2022
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BOARD OF DIRECTORS PRESENT: Yumi Renshus
Jerry Cheng
Anthony Markus
Deepak Gupta

BOARD MEMBERS ABSENT: n/a

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

EXECUTIVE SESSION SUMMARY – July 11, 2022

Security Matters, Legal Discussion, Board/Management Expectations were discussed. APN149406270 was approved for non-judicial foreclosure.

I. CALL TO ORDER

The meeting was called to order by Board President, at 7:12 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

n/a

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 June 13, 2022 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the June 13, 2022 General Session Meeting Minutes. **Motion carried 4/0**

B. Acceptance of the June 29, 2022 Architectural Committee Minutes –

RESOLVED, to accept the action taken by the Architectural Committee at the June 29, 2022 Architectural Meeting. **Motion carried 4/0**

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C. **Review and Acceptance of May 31, 2022 Financial Statement -**

RESOLVED, to accept the May 31, 2022 financial statements as submitted subject to 3rd party audit. **Motion carried 4/0**

A request was made to re-check the gas bills for the prior several months. The billing was high.

VI. **UNFINISHED/NEW BUSINESS**

A. **Landscape Service Bids.**

The Board reviewed the tree trimming bids. On Motion duly made, seconded and unanimously carried, the Board approved the Harvest Landscape bid to perform annual tree trimming for \$45,290.00.

The Board reviewed the EarthCo proposal to remove two trees in the common area behind 12 Diamante. The item was tabled pending further review.

B. **Delinquency Report** – n/a.

C. **Pool Repair Bids** – the bids were tabled. The pool vendor would be instructed to do a better job of cleaning the leaves and debris at the bottom of the pool.

D. **Common Area Maintenance** – It was reported that there was a leak in the office ceiling due to a backed up ac condensation line. The line was cleared by C&R drains. There was also a discussion on increasing the clubhouse reservation rates due to higher usage on weekends. There was no approval for a rate change.

E. **Entry Fob System** – It was reported the ISP would be switched from AT&T to Cox Communications at the Prosa Pool.

F. **Social Events** – On Motion duly made, seconded and unanimously carried, the board approved the purchase of 2 - 4th of July banners for future 4th of July events. There was also agreement on a google doc for a countdown list for social events.

On Motion duly made, seconded and unanimously carried, the Board approved Aviles Real Estate Group as a sponsor and the movie night date of August 5th.

On Motion duly made, seconded and unanimously carried, the Board approved a donation of \$200.00 to the Park Paseo Northstars swim team.

G. **Newsletter** – The Board reviewed the August newsletter. The 4th of July recap article should be moved to page 2 of the newsletter. Page one of the newsletter would include an article for the Movie Night social event with a note to bring

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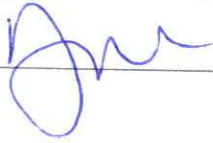
flashlights to help see and cleanup. The Northstars' article would be struck from the newsletter since the swim season home meets would be concluded. An article for residents to not park in the clubhouse parking lot for school pickups and drop offs should be included.

H. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, August 8, 2022 at 7:30 P.M, via zoom.

VII. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 P.M.

ACCEPTED: _____



DATE: 8/8/22