

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – NOVEMBER 14, 2022
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BOARD OF DIRECTORS PRESENT: Yumi Renshus
Anthony Markus
Deepak Gupta
Jerry Cheng
Khurram Shoro

BOARD MEMBERS ABSENT: Khurram Shoro

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

EXECUTIVE SESSION SUMMARY – NOVEMBER 14, 2022

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

I. CALL TO ORDER

The meeting was called to order by Board President, at 7:02 P.M.

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 see what was happening in the community.

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 October 10, 2022 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the October 10, 2022 General Session Meeting Minutes with noted changes. **Motion carried 4/0**

B. Acceptance of the October 26, 2022 Architectural Committee Minutes –

RESOLVED, to accept the action taken by the Architectural Committee at the October 26, 2022 Architectural Meeting. **Motion carried 4/0**

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

RESOLVED, to accept the **September 30, 2022** financial statements as submitted subject to 3rd party audit. **Motion carried 4/0**

VI. UNFINISHED/NEW BUSINESS

A. Landscape Service Bids.

The Board reviewed landscaping bids. The landscape bids were tabled pending determination of the performance of the landscaper. Bid 99534 was approved with the condition of one tree removal only behind 12 Diamante.

B. Delinquency Report – n/a.

C. Pool Review – It was reported the pool was cleaner than in the past with a new service technician.

D. Common Area Maintenance – The board reviewed condition of the tennis court surface and interested in getting a second repair proposal from a tennis court surface company.

E. Rough Draft Budget Review – On Motion duly made, seconded and unanimously carried, the board approved the 2023 Budget with the addition of \$1.00 per month per unit for contingency. The budget cover page needed to list 4 points of why the budget went up. Inflation, utilities, professional management fee, reserve funding.

F. Concrete Repairs/Replacement – Four bids were reviewed sidewalk repairs and replacement. On Motion duly made, seconded and unanimously carried, the board approved the Concrete Hazard Solutions bid to perform concrete grinding only for \$6,840.00.

G. Newsletter – The Board reviewed the December newsletter. The top of the holiday decorating article needed to read “Lets Get Decorating, Voting on December 13th and 14th”. There also needed to be an announce of Irene as the new manager and new assessments start January 1, 2023. An article listing upcoming projects needed to be included and the Thanksgiving article needed to be removed. The parking lot article should be removed also.

It was reported the light outside the men’s restroom in the clubhouse wasn’t turning on with motion.

Keystone was requested to get a bid to install a timer to work in tandem with the fob reader at the spa for the spa jets.

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H. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, December 12, 2022 at 7:30 P.M, via zoom.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 P.M.

ACCEPTED: _____

DATE: _____