

PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – FEBRUARY 13, 2023  
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**BOARD OF DIRECTORS PRESENT:** Yumi Renshus  
Anthony Markus  
Deepak Gupta  
Jerry Cheng  
Khurram Shoro

**MANAGEMENT REPRESENTATIVES:** Robert Spencer, CMCA  
Keystone Pacific Property  
Management, LLC

**EXECUTIVE SESSION SUMMARY – FEBRUARY 13, 2023**

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

**I. CALL TO ORDER**

The meeting was called to order by Board President, at 6:49 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**

5 Diamante was present to comment on the formation of a Landscape Committee.  
24 Diamante & 2 Fortuna West were present to discuss tree removals & trimming.

**IV. COMMITTEE REVIEW**

A. Landscape Committee – The Board discussed the formation of a Landscape Committee to serve the community. It was determined that a charter should be established first and then an application would be sent out to the community. The Board reviewed the draft charter prepared by Deepak and a motion was made, seconded, and unanimously carried to approve the formation of a Landscape Committees subject to suggested revisions to the charter.

**VI. 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 January 9, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the January 9, 2023, General Session Meeting Minutes with noted changes. **Motion carried 3/0. Jerry & Khurram abstained from voting as they were not able to attend the previous meeting.**

B. **RESOLVED**, to accept the action taken by the Architectural Committee at the January 25, 2023, Architectural Meeting. **Motion carried 5/0**

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- C. **Review and Acceptance of December 31, 2022, Financial Statement – RESOLVED**, to accept the **December 31, 2022**, financial statements as submitted subject to 3<sup>rd</sup> party audit. **Motion carried 5/0**
- D. **Lien Approval – RESOLVED**, to file a lien against Account #149408780.

**VII. UNFINISHED/NEW BUSINESS**

**A. Landscape Service Bids from Earthco**

1. #75459 – A motion was made, seconded, and unanimously carried to approve pruning 2 trees & removal of 1 tree adjacent to 24 Diamante for a total cost of \$2,400.00. Harvest to do the work if they can match the cost.
2. #77120 – The Board reviewed a proposal for the removal of a Eucalyptus tree encroaching on 13 Alameda for a total cost of \$3,040.00 (Option 1). Harvest to submit a proposal.
3. #77121 – The Board reviewed a proposal for major trimming reduction of a Eucalyptus tree encroaching on 13 Alameda for a total cost of \$850.00 (Option 2). Harvest to submit a proposal.

**B. Proposals for Eucalyptus Windrows Health & Structural Assessment**

1. The Board reviewed proposals from 2 Arborists but determined not to take any action at this time.

**C. Proposals for Pool Maintenance**

1. A motion was made, seconded, and unanimously carried to approve the proposal from AquaPure for a year-round cost of \$1,650.00 per month for 3 times a week service.

**D. Tot-Lot Repairs**

1. A motion was made, seconded, and unanimously carried to approve the proposal from Complete Playground Maintenance to make all repairs listed in the report from Pro Tec for a total cost of \$9,770.00.

**E. Audit & Tax Proposals**

1. A motion was made, seconded, and unanimously carried to approve the proposal from Inouye, Shively & Klatt if they will reduce their fees to match the Newman CPA proposal of \$1,300.00. If not, the bid will be awarded to Newman CPA.

**F. Reserve Study Proposal**

1. A motion was made, seconded, and unanimously carried to approve the proposal from Association reserves to do an update without a site visit for a total cost of \$800.00. Ask them to include sidewalks.

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**G. City of Irvine Request**

1. A motion was made, seconded, and unanimously carried that the Board voted unanimously against the proposed signage, striping & parking changes on Hicks Canyon east of Yale as they feel it is unnecessary.

**H. Homeowner Requests**

1. The Board reviewed a request to draw proper pickleball lines on the tennis courts. A motion was made, seconded, and unanimously carried to deny the request as they have done previously.
2. The Board reviewed the request from 2 Fortuna West to remove Eucalyptus trees adjacent to their property. Harvest will submit a proposal.
3. The Board reviewed a request from homeowners on Fortuna West & Kara West who are concerned about not being able to see vehicles coming when they turn out of the neighborhood. No action taken as their request should go to the City of Irvine.

**I. Northstars Swim Team Requests**

1. The Board reviewed the requests from the Northstars Swim Team Board prior to starting their new season. The Board agreed on all their requests with the caveat that only 38 non-residents can be on the team, and they have to be returning from last year. Also, non-residents can begin registration on April 1<sup>st</sup>.

**J. Google Fiber**

1. Google Fiber has stalled in their discussion to set up Park Paseo for service due to issues with conduits. The City of Irvine doesn't know who the current conduits belong to.

**K. Next Board Meeting** – The next Board of Directors meeting will be held on Monday, March 13, 2023, at 7:00 P.M, in person & via Zoom.

**VIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:56 P.M.

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

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