

PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – MARCH 22, 2023  
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**DIRECTORS PRESENT:** Yumi Renshus  
Anthony Markus  
Deepak Gupta

**DIRECTORS ABSENT:** Jerry Cheng  
Khurram Shoro

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

**EXECUTIVE SESSION SUMMARY – MARCH 22, 2023**

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

**I. CALL TO ORDER**

The meeting was called to order by the Board President, Yumi Renshus, at 7:20 P.M.

**II. PROOF OF NOTICE OF MEETING**

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

**III. HOMEOWNER FORUM**

Timmy Do from Northstars was present to discuss details of the upcoming season for the swim team.

**IV. COMMITTEE REVIEW**

A. Landscape Committee – A motion was made, seconded, and unanimously carried to appoint Gustavo Aarnaes to the Landscape Committee and Deepak Gupta as Board Liaison.

**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 February 13, 2023 & March 7, 2023, General Session Meeting Minutes –**

**RESOLVED**, to ratify the action taken and approve the February 13, 2023 & March 7, 2023, General Session Meeting Minutes. **Motion carried unanimously for February 13<sup>th</sup> & Anthony Markus abstained from voting for the March 7<sup>th</sup> minutes because he wasn't able to attend that meeting.**

**B. RESOLVED**, to accept the actions taken by the Architectural Committee at the February 22, 2023, Architectural Meeting. **Motion carried unanimously.**

**C. Review and Acceptance of January 31, 2023, Financial Statement –**  
**RESOLVED**, to accept the **January 31, 2023**, financial statements as submitted subject to 3<sup>rd</sup> party audit. **Motion carried unanimously.**

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**VII. UNFINISHED/NEW BUSINESS**

**A. Landscape Service**

1. #77646 – No action was taken on the proposal from Earthco to upgrade to a new Weather Trak controller system for a total cost of \$49,836.82.
2. A motion was made, seconded, and unanimously carried to have Harvest remove 2 additional trees adjacent to 2 Fortuna West & 24 Diamante for a not to exceed cost of \$3,000.00 per tree.

**B. Lighting Maintenance**

1. The Board reviewed a proposal from Utility Reduction Solutions, Inc. indicating that the light fixture in the tennis courts that isn't working will be replaced free of charge under the warranty. They will install the new bulb as soon as the shipment arrives.

**C. Janitorial Maintenance**

1. The Board reviewed a proposal Personal Touch for seasonal deep cleaning. No action was taken.

**D. Water Bill Discussion**

1. Deepak Gupta submitted a report on high water usage for the Board to review. Management was instructed to complete the table that Deepak started.

**E. CD Investments**

1. Management was requested to contact Comerica and request current interest rates and investment strategies.

**F. Newsletter Discussion**

Management was directed to include a list of items to include in the upcoming newsletter in the board packet.

**G. City of Irvine Request**

1. A motion was made, seconded, and carried to send out the notice from the City of Irvine to the Park Paseo residents regarding the proposed signage, stripping & parking changes on Hicks Canyon east of Yale. Let homeowners know that the Board is not in favor of the project and they can respond back to the City with comments. Anthony Markus voted against sending out the notice.

**H. Northstars Swim Team Requests**

1. The Board reviewed a request from Northstars to allow 2 families to register that were residents last year but have since moved out of the community. The Board agreed to allow it.
2. The Board reviewed a request from Northstars to allow 2 non-resident returning swim families with a younger child who just became age eligible to join the swim team this year. The Board agreed to allow it.

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- I. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, April 10, 2023, at 7:00 P.M, in person & via Zoom.

**VIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:53 P.M.

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

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