

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JUNE 12, 2023
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DIRECTORS PRESENT:

Jerry Cheng
Deepak Gupta
Khurram Shoro

DIRECTORS ABSENT:

Yumi Renshus
Anthony Markus

MANAGEMENT REPRESENTATIVES:

Scott Aaronsen, Regional Manager
Gina Pauley, Senior Community Manager
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – JUNE 12, 2023

The Board met in Executive Session on June 12, 2023, and approved the March 22, 2023 Board Executive Session Meeting Minutes, discussed compliance matters, homeowner requests, and delinquent accounts.

I. CALL TO ORDER

The meeting was called to order by Vice President Cheng at 7:04 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

Owners of 21 Christamon West and 32 Christamon West were in attendance to discuss swim team pool use and landscape.

IV. COMMITTEE REVIEW

A. Landscape Committee – The monthly landscape walk was completed in May and subsequent proposals have been received.

B. Northstars Update – The June update was not yet available.

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V. CONSENT CALENDAR

A motion was made, seconded, and carried to approve the following items from the consent calendar, without further discussion. **Motion carried 3/0.**

- A. **Approval of the May 8, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the May 8, 2023, General Session Meeting Minutes as presented.
- B. **Acceptance of the May 31, 2023 Architectural Committee Meeting Minutes – RESOLVED**, to accept the actions taken by the Architectural Committee at the May 31, 2023, Architectural Meeting.
- C. **Review and Acceptance of the April 30, 2023, Financial Statement – RESOLVED**, to accept the **April 30, 2023** financial statements as submitted subject to 3rd party audit.

VI. UNFINISHED/NEW BUSINESS

A. Landscape Service

- 1. EarthCo landscape proposals were reviewed as follows:

Page(s)	Proposal	Location	Description	Cost	Decision
100	78273	1 Diamante	Install Drain	\$3,606.65	Tabled
101	79757	Throughout	Weather Trak Upgrade (V2)	\$26,730.62 (V1 was \$49k)	Tabled
102, 103	79867	1 Diamante	Remove Tree	\$140.00	Approved
104,105	80143	Orange Arrow/Yale	Bare Area Infill	\$5,875.00	Tabled
106,107	80141	Orange Arrow	Infill Bare Areas	\$13,903.00	Tabled
108,109	80134	Pool Area	Infill Bare Areas	\$1,519.00	Tabled

Motion duly made, seconded, and carried unanimously to approve proposal 79867 for tree removal in the amount of \$140.00.

B. Common Area Maintenance

- 1. **Quarterly Spa Draining** – The Board reviewed a proposal from Aquapure to drain and clean the spa in the amount of \$150.00.

Motion made, seconded and carried unanimously to approve the proposal as presented.

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2. **Fire Equipment** – The Board reviewed a proposal from A&D fire to service the fire extinguishers and complete 5-year sprinkler testing in the amount of \$1,045.00.

Motion made, seconded and carried unanimously to approve the proposal as presented.

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

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:04 P.M.

ACCEPTED: _____

DATE: _____