

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JULY 10, 2023
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DIRECTORS PRESENT:

Yumi Renshus
Jerry Cheng
Deepak Gupta
Anthony Markus
Khurram Shoro

DIRECTORS ABSENT:

N/A

MANAGEMENT REPRESENTATIVES:

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

EXECUTIVE SESSION SUMMARY – JULY 10, 2023

The Board met in Executive Session on July 10, 2023, and approved the June 12, 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 President Renshus at 7:05 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 from the following addresses were in attendance to discuss; swim team, pool issues, pickleball, landscape drainage, FOB access, and kids in the spa:

22 Entrada W.	8 Ensueno E.
1 Diamante	26 Prosa
5 Christamon W.	5 Diamante

IV. COMMITTEE REVIEW

A. Landscape Committee – The monthly landscape walk was completed in June.

B. Northstars Update – It was noted that the non-resident fees will be increased to \$75.00 for 2024.

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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 5/0.**

- A. **Approval of the June 12, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the June 12, 2023, General Session Meeting Minutes as presented.
- B. **Acceptance of the June 28, 2023 Architectural Committee Meeting Minutes – RESOLVED**, to accept the actions taken by the Architectural Committee at the June 28, 2023, Architectural Meeting.
- C. **Review and Acceptance of the May 31, 2023, Financial Statement – RESOLVED**, to accept the **May 31, 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:

Proposal	Location	Description	Cost	Decision
78273	1 Diamante	Install Drain	\$3,606.65	Tabled – check drain
79757	Throughout	Weather Trak Upgrade (V2)	\$26,730.62 (V1 was \$49k)	Tabled
80143	Orange Arrow/Yale	Bare Area Infill	\$5,875.00	Tabled
80141	Orange Arrow	Infill Bare Areas	\$13,903.00	Tabled
80134	Pool Area	Infill Bare Areas	\$1,519.00	Tabled

Motion duly made, seconded, and carried unanimously to approve inspection/jetting of the drain at 1 Diamante by C&R Plumbing in an amount not to exceed \$1000.00.

B. Common Area Maintenance

- 1. **Pool Filters** – The Board reviewed a proposal from Aquapure to replace the sand filters in the amount of \$11,264.00.

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

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2. **Wading Pool Heater** – The Board reviewed a proposal from Aquapure to replace the wading pool heater in the amount of \$4,560.34.

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

3. **Tree Trimming and Removal** – The Board shall review the three (3) year trimming plan from Great Scott on pages 111-132, as well as a recommendation for the removal of two (2) trees in the amount of \$5,490.00.

No motion was forthcoming.

- C. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, August 14, 2023, at 7:00 P.M, in person & via Zoom.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:07 P.M.

ACCEPTED: _____

DATE: _____