

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – AUGUST 14, 2023
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DIRECTORS PRESENT: Yumi Renshus
Deepak Gupta
Anthony Markus – Exited 9:14 pm

DIRECTORS ABSENT: Jerry Cheng
Khurram Shoro

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

EXECUTIVE SESSION SUMMARY – AUGUST 14, 2023

The Board met in Executive Session on August 14, 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 7:03 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; pool maintenance, landscape maintenance, and clubhouse rental hours:

1 Alameda
6 Delamesa W.
6 Entrada W.
26 Prosa
5 Christamon W.

IV. COMMITTEE REVIEW

A. Landscape Committee – The monthly landscape walk is scheduled for 8/23/23.

B. Northstars Update – It was noted that the lines need to be put away and the bulletin board cleared.

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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 July 10, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the July 10, 2023, General Session Meeting Minutes as presented.
- B. **Acceptance of the July 26, 2023 Architectural Committee Meeting Minutes – RESOLVED**, to accept the actions taken by the Architectural Committee at the July 26, 2023, Architectural Meeting.
- C. **Review and Acceptance of the July 31, 2023, Financial Statement – RESOLVED**, to accept the **July 31, 2023** financial statements as submitted subject to 3rd party audit.

VI. UNFINISHED/NEW BUSINESS

A. **Delinquency Report** – The Board reviewed the delinquency report. Motion made, seconded, and carried unanimously to place a lien on Account 530-091-26. **Motion carried 3/0.**

B. **Landscape Maintenance** - EarthCo landscape proposals were reviewed as follows:

Proposal	Location	Description	Cost	Decision
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

B. Common Area Maintenance

- 1. **Alarm System Repairs** – The Board reviewed a proposal from A&D fire for sprinkler system repairs in the amount of \$4,825.00. This was tabled to see if additional bids are an option.
- 2. **Refrigerator replacement** – The Board reviewed pricing for three (3) options for replacement ranging from \$750.00 to \$900.00. Motion made, seconded, and carried unanimously to approve the purchase at an amount not to exceed \$700.00. Director Renshus to purchase. **Motion carried 3/0.**

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C. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, September 11, 2023, at 7:00 P.M, at the Clubhouse.

VII. ADJOURNMENT

With loss of quorum, the meeting was adjourned at 9:14 P.M.

ACCEPTED: _____

DATE: _____