

PARK PASEO HOMEOWNERS ASSOCIATION

Board of Directors

GENERAL SESSION MEETING MINUTES

Monday, February 10, 2020

25 Christamon West, Irvine, CA 92620

1. CALL TO ORDER

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was called to order at 7:32 p.m. by Yumi Renshus, Vice President. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Yumi Renshus
Jim McMillen
Jerry Cheng
Mina Brooks

DIRECTORS ABSENT

Gus Aarnaes

ASSOCIA-PCM

Lynn Wyatt, General Manager

OTHERS

One (1) Homeowner

2. EXECUTIVE SESSION

An Executive Session meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and / or (6) approval of Executive Session minutes.

3. HOMEOWNER FORUM

The following items were discussed but not limited to: Northstars Swim Team summer scheduling and requests;

CONSENT AGENDA

A. Architectural Committee Minutes (2 minutes)

The Architectural Committee Minutes from **January 29, 2020** are attached for the Board's review.

a) **Proposed Architectural Standards Addition - Driveways**

The Board reviewed the proposed change to Architectural Standards regarding driveway improvements as submitted by the ARC. The Board unanimously approved the Addendum to the Architectural Standards and directed Management to put the Addendum in the April Newsletter to serve as the 31 Day Comment Period required by Civil Code, prior to adoption of the architectural addition.

B. Harvest Landscape Report

Management reported Harvest did not send the report for January for this meeting. It will be hand carried to a future meeting.

C. Three Phase Lighting Report

Three Phase Proposal Clubhouse Playground Entry Light \$675
Motion Renshus to replace the faulty wall mount fixture
2nd Mina
VOTE Unanimous

D. Action List

The action list was reviewed. Director Renshus requested that more detail and history be on the report.

E. Work Order Report

F. Financial Report December 2019

The December 2019 financials are attached for the Board’s review and approval. I have attached a variance report to show any large variances in income or expenses for the month.

Financials	December 2019	November 2019
Operating Funds*	\$226,941.39	\$217,284.91
Reserve Funds	\$1,214,102.28	\$1,201,966.98
Accounts Receivable**	(\$545)	\$(1,278.19)
Prepaid Expenses	\$2,188.37	\$2,535.86
Current Year Net Income or (Loss)	\$29,797.06	\$22,710.49

**Included in the Accounts Receivable are 1 account in collections and allowance for doubtful accounts. See the Delinquency Report for details.

CD INVESTMENT Renewal FEBRUARY 3, 2020 6 months \$100,000

Motion Renshus to renew CD at highest prevailing rate
2nd Cheng
VOTE Unanimous

G. General Session Minutes

The **January 20, 2020** General Session minutes were reviewed.

Motion Renshus To approve consent agenda items A-G
2nd Cheng
VOTE Unanimous

5. UNFINISHED BUSINESS

A. Pool Deck Replacement UPDATE

The Board continued discussions of the pavers. A request was made for one more sample color which will be delivered this week. A decision was made to use one size stone, 16X16, in an off-set design. The paver color will be selected in the upcoming week.

B. Playground Repair Proposals

Management reported the manufacturer for playground parts, Recreation Brands Southern California, said there were no longer parts available due to the age of our equipment and the Association would need to replace the entire playground. Management contacted Michael Schmidt of SafePark, who presented the repair proposal, and asked if they could find another source for repair of the existing equipment. SafePark will get back to the Association.

C. Addresses Lights

Discussion of homeowner address lights continued. Recently a night inspection was conducted to see how many homes did not have their address number lit. Over 300+ homes were dark and no addresses could be seen. The Board directed Management to continue to run the article about the address lights in the newsletter. Additionally, the Board said Management would not continue inspection of the lights because this is a City requirement. If homeowners have the original light that was installed by the builder, the low voltage light required is part #6S6-30V-I and it can be purchased at Crown Ace Hardware on Michelson and Culver in Irvine, or at Candela Corporation in Irvine – (800) 922.9226. Additionally, the Board is not opposed to homeowners installing new address lighting, as long as Architectural Standards are followed.

6. NEW BUSINESS

A. UPDATES

Management updated the Board on the following: Tree Trimming complete/Night Light Inspection complete/Bee Hive removals complete;

B. Northstars Swim Team Sangeeta Gupta, President

Sangeeta Gupta attended the Board meeting and presented documents and scheduling for the 2020 Northstars swim season. The season will begin on June 1st and continue to August 9th. Practices will be Monday – Thursday 2:30 pm to 7:00 pm tentatively. An article and full-page flyer will appear in the April Newsletter announcing registration – March 1st.

Northstars Request A request was made to the Board to keep the same amount of non-resident swimmers at (42) which it was for season 2019. The Board discussed and motioned.

Motion Renshus to add five (5) non-resident swimmers for a total of forty, (40), to the roster for the 2020 season.

2nd Cheng
VOTE Unanimous

Northstars 2020 Board

Sangeeta Gupta	President
Sean Lin	VP & ISL Rep
Menaka Jayaraman	Registrar
Shadi Tamadon	Volunteer Coordinator
Haiying Chen	Treasurer
Cody Cowgill	Facilities
Paul Josenhans	Secretary

B. Parking Issue on Christamon Street

The Association is receiving complaints again about a lot of vehicles are being parked on Christamon. Supposedly a nearby Association has had a change to their parking permit program which forces more cars to the streets outside of their Association. Unfortunately, Christamon and all other community streets, are City streets and Park Paseo has no jurisdiction over parking nor the rules of a surrounding community. All the Association can do is encourage homeowners to call the Irvine PD should they suspect a vehicle is being stored over 72 hours without moving. No further action by the Board.

NOTE: Management reported they have alerted Irvine Police Department, Officer Brian Smith, and he responded he will monitor the street.

C. Clubhouse Parking Lot Use

Management reported the Irvine PD Officer Brian Smith has asked if the Association would close-down the Clubhouse parking lot during the morning drop off and pick up times, due to a safety issue. Parents are dropping off and picking up children for school and there are so many cars and careless driving, he's very concerned a child will be injured. The Board discussed and are taking this matter very seriously. They would like to gather more information from the Irvine PD and also discuss the situation further with Santiago Hills Principal, Michelle Ogden, before closing the parking lot. This matter to be continued.

D. Newsletter Items – APRIL 2020 Newsletter

- Board meeting action
- New Architectural Guideline for Driveways – 31 Day Comment Period
- Prosa Pool Remodel Update
- Northstars Sign Up Article & Flyer
- Volunteers for Movie Nights and 4th of July community events needed
- Address Lights – repeat article
- Parking Lot Closure for Drop offs/Pick ups
- The pool heat was turned on Monday, March 23rd, right in time for Spring Break! Please remember that our community pools and spas require all residents and their guests to observe all pool rules for everyone's safety and enjoyment. There is no lifeguard on duty.

Pool Hours are:

Clubhouse Pool:	Sun – Thurs:	7:00am – 10:00pm
	Fri and Sat :	7:00am – 11:00pm
Prosa Pool:	Sun - Thurs:	7:00am – 9:00pm
	Fri and Sat:	7:00am – 10:00pm

7. REFERENCE MATERIAL (Informational Only)

- A Annual Calendar
- B. Site Maps
- C. Tree Trimming Schedule
- D. Newsletter – March 2020

8. NEXT MEETING

The next Meeting of the Park Paseo Board of Directors is scheduled for **March 9, 2020** at 25 Christamon West, Irvine, CA 92620. Executive Session will begin at 6:30 p.m. and General Session will follow at 7:00 p.m.

9. ADJOURNMENT

There being no further business to come before the Board in General Session, the meeting was adjourned at 8:3 p.m. by Yumi Renshus, Vice President.

Printed Name/Title

Approval Signature

Date