

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – JANUARY 10, 2022
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BOARD OF DIRECTORS PRESENT: Yumi Renshus
Jerry Cheng
Anthony Markus
Mina Brooks
Deepak Gupta

BOARD MEMBERS ABSENT: n/a

MANAGEMENT REPRESENTATIVES: Dan Chesworth, CMCA
Keystone Pacific Property
Management, LLC

EXECUTIVE SESSION SUMMARY – January 10, 2022

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

I. CALL TO ORDER

The meeting was called to order by Board President, at 7:11 P.M, via Zoom.

II. PROOF OF NOTICE OF MEETING

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

III. HOMEOWNER FORUM

Two homeowners were present. There was a discussion on pickleball. There was a discussion on usage, configuration and noise levels and scheduling pickleball and tennis on the same courts. Keystone was requested to get costs on pickleball lines and netting.

IV. COMMITTEE REVIEW

A. Architectural Committee – The Board reviewed the update in the Architectural Committee minutes.

V. 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 December 13, 2021 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the December 13, 2021 General Session Meeting Minutes with noted changes. **Motion carried 5/0**

B. Review and Acceptance of November 30, 2021 Financial Statement -

RESOLVED, to accept the November 30, 2021 financial statements as submitted subject to 3rd party audit. **Motion carried 4/0**

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VI. UNFINISHED/NEW BUSINESS

- A. **1. Harvest Landscape.** On Motion duly made, seconded and unanimously carried, the Board approved terminating Harvest Landscape. The notice period is 90 days and the effective date of termination would be April 30, 2022. **Motion carried 5/0**
- 2. Landscape Service Bids.** The Board reviewed 5 bids for monthly landscape services. A standardized written scope with a wish list needed to be distributed to the landscapers to get more comparable bids.
- B. **Lighting Service Bids.** On Motion duly made, seconded and unanimously carried, the board approved terminating Three Phase Electric on 30 days notice and hiring LTS Lighting Services for a once a month service for \$90.00. **Motion carried 5/0**
- C. **Delinquency Report** – On Motion duly made, seconded and unanimously carried, the Board approved liens on APN #: 149406550, 149409870, 149411650. **Motion carried 5/0**
- D. **Common Area Maintenance** – There was discussion on the pool pilaster lighting project and also the need for a new office printer. On Motion duly made, seconded and unanimously carried the Board approved an office printer for a cost not to exceed \$500.00. **Motion carried 5/0**
- E. **Rule Change Adoption** – On Motion duly made, seconded and unanimously carried, the Board approved the proposed fine schedule. **Motion carried 5/0**
- F. **Starting Block Work** – It was reported Ultimate Pools would perform the remaining punch list items the following week. Two primary items remained – irrigation repair on the back fence area and one flag pole needed an anchor.
- G. **Tennis Court Resurfacing & temporary multi-purpose use.**
The Board reviewed pricing for the tennis court resurfacing. There were more bids pending and the item was tabled.
- H. **Insurance Renewal.** – On Motion duly made, seconded and unanimously carried, the Board approved renewing insurance coverage with Alera Group for \$13,793.00 for 2022-2023. **Motion carried 5/0**
- I. **Newsletter** – The Board reviewed the February newsletter. An article needed to be included for swim team registrations, pickleball court trials, signing up for the newsletter email list, and a reminder for the assessment change.
- J. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, February 14, 2022 at 7:00 P.M, via zoom.

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VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:34 P.M.

ACCEPTED: _____

DATE: _____