

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – OCTOBER 10, 2022
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BOARD OF DIRECTORS PRESENT: Yumi Renshus
Anthony Markus
Khurram Shoro

BOARD MEMBERS ABSENT: Jerry Cheng
Deepak Gupta

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

EXECUTIVE SESSION SUMMARY – OCTOBER 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 7:00 P.M.

II. PROOF OF NOTICE OF MEETING

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

III. HOMEOWNER FORUM

Gus Aarnaes was present to see what was happening in the community.

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 September 12, 2022 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the September 12, 2022 General Session Meeting Minutes with noted changes. **Motion carried 3/0**

B. Acceptance of the September 28, 2022 Architectural Committee Minutes –

RESOLVED, to accept the action taken by the Architectural Committee at the September 28, 2022 Architectural Meeting. **Motion carried 3/0**

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C. **Review and Acceptance of August 31, 2022 Financial Statement -**

RESOLVED, to accept the **August 31, 2022** financial statements as submitted subject to 3rd party audit. **Motion carried 3/0**

VI. **UNFINISHED/NEW BUSINESS**

A. **Landscape Service Bids.**

The Board reviewed landscaping bids. The landscape bids were tabled pending determination of the performance of the landscaper.

B. **Delinquency Report** – n/a.

C. **Pool Review** – It was reported the pool was cleaner than in the past with a new service technician.

D. **Common Area Maintenance** – The board reviewed the request from EarthCo to place a dumpster in the 1.5 acre lot at the end of Orange Arrow. The request was denied for various reasons including it would be an attractive nuisance for the apartment residents to dispose of items.

The plants on the greenbelt by 14 Alameda were reported to be dying and dry.

The pricing for bee removal from several pest control companies was reviewed and the pricing was comparable to the current rates with The Bee Man.

E. **Rough Draft Budget Review** – The budget was reviewed and a special budget meeting needed to be scheduled. The coordination for a meeting date would be done via email.

F. **Concrete Repairs/Replacement** – Two bids were reviewed sidewalk repairs. A third bid was pending and would be ready for the November board meeting.

G. **Taxes** – On Motion duly made, seconded and unanimously carried, the Board approved the 2021 tax returns prepared by Inouye, Shively, Klatt & McCorvey.

H. **Newsletter** – The Board reviewed the November newsletter. The holiday decorating contest article needed to list prizes for winners and also the dates for the judges to review holiday decorating would be December 13th to 14th. Homeowners who wanted to participate would be encouraged to keep their lights on at night on those dates. The key fob article needed to indicate the keys don't work at the pool and tennis courts anymore. There would also be a reminder that ballots could be submitted in person or at the association office.

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- I. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, November 14, 2022 at 7:30 P.M, via zoom.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 P.M.

ACCEPTED: _____

DATE: _____