

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – MARCH 14, 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 – March 14, 2022

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

I. CALL TO ORDER

The meeting was called to order by Board President, at 7:05 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

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 February 14, 2022 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the February 14, 2022 General Session Meeting Minutes with noted changes. **Motion carried 5/0**

B. Acceptance of the February 23, 2022 Architectural Committee Minutes –

RESOLVED, to accept the action taken by the Architectural Committee at the February 23, 2022 Architectural Meeting. **Motion carried 5/0**

C. Review and Acceptance of January 31, 2021 Financial Statement -

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RESOLVED, to accept the January 31, 2021 financial statements as submitted subject to 3rd party audit. **Motion carried 5/0**

VI. UNFINISHED/NEW BUSINESS

A. Landscape Service Bids.

1. The Board reviewed 3 bids for monthly landscape services for the Landscapers that were interviewed on March 3, 2022. On Motion duly made, seconded and unanimously carried, the Board approved the EarthCo bid for monthly landscape services for \$12,800.00 per month starting May 1, 2022.
2. The Board reviewed the tree trimming bids for the removal of a dozen old growth eucalyptus trees. On Motion duly made, seconded and unanimously carried, the Board approved Harvest Landscape's bid for \$26,000.00.

B. Tennis Court Lights. The Board reviewed the lighting bid from Utility Reduction Solutions. There were ongoing questions about light coverage and also checking another installation with LED lights with a city facility. The item was tabled.

C. Delinquency Report – The delinquency report was tabled pending a report reformatting and further review.

D. Common Area Maintenance – It was reported the bollards on the east side of Yale had been on during the day. The issue was resolved with a new photo cell.

E. Pool Service Bids – On Motion duly made, seconded and unanimously carried, the Board approved the proposal from 1 Stop Pool Pros Inc for monthly pool service starting on May 1, 2022 for \$884.36 during the winter and \$1,326.54 during the summer.

F. Entry Fob System – 9 day installation starting on March 29th. – It was reported that the entry fob system installation was scheduled to begin on March 29th and would take about 9 days. A fob distribution plan was being worked on.

G. Summer Guard Service.

A proposal for a summer guard for 4 additional nights a week was reviewed. There was no support for the additional guard service. The summer service would remain on Friday, Saturday and Sunday nights.

H. Pool Furniture Cleaning. – The Board reviewed the Personal Touch pool furniture area cleaning bid. There was no support for approving the proposal. The service would be performed by Steve Cox.

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- I. **Social Events** – There was a discussion on social events for Park Paseo. Anthony Markus suggested an event prior to the 4th of July event.

- J. **Newsletter** – The Board reviewed the April newsletter. Articles requested to be in the newsletter included an article on cameras, keyfobs, pool hours, pool heating schedule, painting and maintaining mailboxes and NorthStar’s sign ups. There was also a request for a “new family in the community article.”

- K. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, April 11, 2022 at 7:00 P.M, via zoom.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:28 P.M.

ACCEPTED: _____

DATE: _____