

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – MAY 9, 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 – May 9, 2022

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

I. CALL TO ORDER

The meeting was called to order by Board President, at 7:22 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 April 11, 2022 General Session Meeting Minutes –

RESOLVED, to ratify the action taken and approve the April 11, 2022 General Session Meeting Minutes with noted changes. **The minutes were tabled pending revisions.**

B. Acceptance of the April 27, 2022 Architectural Committee Minutes –

RESOLVED, to accept the action taken by the Architectural Committee at the April 27, 2022 Architectural Meeting. **Motion carried 5/0**

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

RESOLVED, to accept the March 31, 2022 financial statements as submitted subject to 3rd party audit. **Motion carried 5/0**

GL 4015 and GL4017 needed to be reviewed to see if they were related to collection. The February water bill was also \$13,556.00 and needed clarification and the gas bill was high. Keystone would report back on these charges.

VI. UNFINISHED/NEW BUSINESS

A. Landscape Service Bids.

The Board reviewed the updated 4 year tree schedule. Also, on Motion duly made, seconded and unanimously carried, the Board approved Earthco Bids 71667 for planting bare areas on Hicks Canyon for \$1,410.00 and proposal 71665 for \$2,625.00 for carissa on Orange Arrow and Lucero to prevent runoff onto the sidewalk. The work on Hicks Canyon needed to be confirmed as association area of responsibility.

B. Delinquency Report – The Board reviewed actions for APN530-101-06 and APN530-062-01 and tabled the actions until assessments reach \$1,800.00.

C. Common Area Maintenance – It was reported that bids were pending for a timer and valve installation for the wader pool to prevent overflow and also a re-route of the sump pump drain line away from the current direction of connecting to the spa backflow line prior to a manual valve. The Board reviewed pool security camera signage proposed by Yumi Renshus and approve the purchase of 4 signs measuring 12” x 9”.

On Motion duly made, seconded and carried, the Board approved a wifi booster installation for a cost not to exceed \$900.00. Yumi Renshus was abstained.

E. Social Events – Anthony Markus discussed social events that included a mid-night swim. Insurance would be contacted to see if there is coverage for this type of event. The next social event will be the 4th of July event.

F. Newsletter – The Board reviewed the June newsletter. Articles regarding security cameras at the pools, key fobs, 4th of July social event, History of Flag Day, swim meet schedule, no glass in the pool area and barbecues would be included in the June newsletter. The monthly assessment increase article would be removed.

G. Next Board Meeting – The next Board of Directors meeting will be held on Monday, June 13, 2022 at 7:30 P.M, via zoom.

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VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:58 P.M.

ACCEPTED: _____

DATE: _____