

PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – SEPTEMBER 12, 2022  
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**BOARD OF DIRECTORS PRESENT:** Yumi Renshus  
Jerry Cheng  
Anthony Markus  
Deepak Gupta  
Khurram Shoro

**BOARD MEMBERS ABSENT:** n/a

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

**EXECUTIVE SESSION SUMMARY – August 8, 2022**

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

**I. CALL TO ORDER**

The meeting was called to order by Board President, at 7:30 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**

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 August 8, 2022 General Session Meeting Minutes –**

**RESOLVED**, to ratify the action taken and approve the August 8, 2022 General Session Meeting Minutes. **Motion carried 5/0**

**B. Acceptance of the August 31, 2022 Architectural Committee Minutes –**

**RESOLVED**, to accept the action taken by the Architectural Committee at the August 31, 2022 Architectural Meeting. **Motion carried 5/0**

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

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

A request was made to reconcile the gas and water bills with the income statement posted expenses for 2022.

**VI. UNFINISHED/NEW BUSINESS**

**A. Landscape Service Bids.**

The Board reviewed the tree trimming bids. The landscape bids were tabled due to concerns about irrigation maintenance and landscape performance.

**B. Delinquency Report – n/a.**

**C. Pool Review –** Proposals would be solicited for pool service.

**D. Common Area Maintenance –** It was reported that LTS Lighting had fixed all the pilaster lights in the pool area. The board reviewed an alternative light fixture suggested as a possible jelly jar style fixture replacement. The option wasn't approved. The Board discussed a larger analog clock for the clubhouse pool. The item was tabled. The 4<sup>th</sup> of July banner mockup from Signorama was reviewed. The field for interchangeable messages needed to be moved to the right side and made taller so more changes to a message could be put on the banner. The Park Paseo name and logo needed to go on the top of the banner. The Board reviewed a bid from Bear Security to install fascial recognition readers at the Prosa pool restrooms. No action was taken. An attempt would be made to work with the existing system to create a communication channel between the office system and the Prosa pool system.

The attorney would be asked to check if a fascial recognition access system is ok to use at community pool restrooms.

The Board reviewed the request to install a blind on the south facing window of the clubhouse upstairs recreation area. The request was approved.

The Board approved the installation of a door sweep or high threshold for the south facing clubhouse double doors.

**E. Concrete Repairs/Replacement –** Two bids were reviewed sidewalk repairs. Due to the size and scope additional bids would be requested.

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- F. **Patrol One** – On Motion duly made, seconded and unanimously carried, the Board approved the elimination of the lock and unlock patrols due to the electronic entry system at the pools. The over-night patrol would remain.

The clubhouse guard post orders would be changed to include siting in a more open area that is both more visible to pool guests and also has better visibility of the pool area. The post orders would also include an inspection check list for the pool area.

- G. **Inspector Of Elections** – On Motion duly made, seconded and unanimously carried, the Board approved the Lauren Roll to perform the inspector of election service for Park Paseo.

- H. **Reserve Study** – On Motion duly made, seconded and unanimously carried, the Board approved the Version 1 reserve study from ARS with a 3% inflation rate.

- I. **Newsletter** – The Board reviewed the October newsletter. A Halloween Courtesy article would be placed in the newsletter. An article about the pool vandalism with a photo of the pool furniture in the wader pool would be put in the October newsletter. The article would include the damage and liability that furniture in the pool can cause that include damage to the fiberglass pool, rust, broken glass, damage to the furniture and personal injury. An article regarding landscaping would be included that would discuss upcoming improvements and to ask residents for patience. A reminder to vote article would be run. An article would be included discussing the pool transition from keys to fobs with a transition date of October 17<sup>th</sup>. The transition date would also be announced through an eblast.

- J. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, October 8, 2022 at 7:30 P.M, via zoom.

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 P.M.

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ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_