

PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
GENERAL SESSION – OCTOBER 16, 2023
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DIRECTORS PRESENT:

Yumi Renshus
Deepak Gupta
Khurram Shoro

DIRECTORS ABSENT:

Jerry Cheng
Anthony Markus

MANAGEMENT REPRESENTATIVES:

Elizabeth Reed, Regional Manager
Gina Pauley, Senior Community Manager
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – OCTOBER 16, 2023

The Board met in Executive Session on October 16, 2023, and approved the September 11, 2023 Board Executive Session Meeting Minutes, discussed compliance matters, homeowner requests, and delinquent accounts.

I. CALL TO ORDER

The meeting was called to order by President Renshus at 7:08 P.M.

II. PROOF OF NOTICE OF MEETING

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

III. HOMEOWNER FORUM

Owners from the following addresses were in attendance to discuss; Pickleball
22 Entrada West

IV. COMMITTEE REVIEW

A. Landscape Committee – The monthly landscape walk is scheduled for 10/25/23.

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V. **CONSENT CALENDAR**

A motion was made, seconded, and carried to approve the following items from the consent calendar, without further discussion. **Motion carried 3/0.**

A. **Approval of the September 11, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the September 11, 2023, General Session Meeting Minutes as corrected.

B. **Review and Acceptance of the September 30, 2023, Financial Statement – RESOLVED**, to accept the **September 30, 2023** financial statements as submitted subject to 3rd party audit.

VI. **UNFINISHED/NEW BUSINESS**

A. **Delinquency Report** – The Board reviewed the delinquency report. Motion made, seconded, and carried unanimously to place a lien on Accounts 530-072-02 and 530-074-01. **Motion carried 3/0.**

B. **Landscape Maintenance** – A proposal from EarthCo Landscape for various trimming and removals was reviewed in the amount of \$11,440.00. This item was tabled for additional bids and to review the Dudek report.

C. **Common Area & Building Maintenance**

1. **BBQ Maintenance** – The Board reviewed a proposal for the replacement of two (2) BBQs from OC BBQ Cleaning, in the amount of \$4,500.00. Additional bids from various online suppliers were also reviewed.

Motion made, seconded, and carried unanimously to approve the proposal from OC BBQ Cleaning. **Motion carried 3/0.**

2. **Maintenance Contract** - The Board reviewed a proposal from PCW for contract maintenance. This secures an hourly rate plus materials for handyman/GC work throughout the Community as needed.

Motion made, seconded, and carried unanimously to approve the proposal from PCW. **Motion carried 3/0.**

2. **Fire System Repairs** – The Board reviewed the proposal from A&D Fire for the 5 year system repairs in the amount of \$4,825.00. Additional bids could not be secured. They will not bid off others inspection.

Motion made, seconded, and carried unanimously to approve the proposal from A&D Fire. **Motion carried 3/0.**

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4. **Pool Maintenance** – The Board reviewed proposals from Aquapure and Blueray Pools for the copper line repair at Prosa Pool.

Motion made, seconded, and carried unanimously to approve the proposal from Blueray. **Motion carried 3/0.**

5. **Pool Service Contract** – The Board shall review the pool service contract proposal from Blueray Pools.

Motion made, seconded, and carried unanimously to approve the proposal from Blueray. **Motion carried 3/0.**

D. Administration

1. **Draft Budget** – The Board reviewed the draft budget for 2024, prepared by the Controller.

This item was tabled for additional review.

E. Homeowner Requests

1. **17 Glorieta East** – Owner requesting Board response on financial questions.
2. **1 Prosa** – Owner would like to be considered for the Board.
3. **2 Lucero East** - Owner would like to be considered for the Board.

No motion was forthcoming.

- E. Next Board Meeting** – The Annual meeting and Election will be held on Monday, November 13, 2023, at 7:00 P.M, at the Clubhouse.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 9:25 P.M.

ACCEPTED: _____

DATE: _____