

PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – AUGUST 14, 2023  
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**DIRECTORS PRESENT:** Yumi Renshus  
Deepak Gupta  
Anthony Markus – Exited 9:14 pm

**DIRECTORS ABSENT:** Jerry Cheng  
Khurram Shoro

**MANAGEMENT REPRESENTATIVES:** Scott Aaronsen, Regional Manager  
Gina Pauley, Senior Community Manager  
Keystone Pacific Property Management, LLC

**EXECUTIVE SESSION SUMMARY – AUGUST 14, 2023**

The Board met in Executive Session on August 14, 2023, and approved the July 10, 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 7:03 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; pool maintenance, landscape maintenance, and clubhouse rental hours:

1 Alameda  
6 Delamesa W.  
6 Entrada W.  
26 Prosa  
5 Christamon W.

**IV. COMMITTEE REVIEW**

**A. Landscape Committee** – The monthly landscape walk is scheduled for 8/23/23.

**B. Northstars Update** – It was noted that the lines need to be put away and the bulletin board cleared.

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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 July 10, 2023, General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the July 10, 2023, General Session Meeting Minutes as presented.
- B. **Acceptance of the July 26, 2023 Architectural Committee Meeting Minutes – RESOLVED**, to accept the actions taken by the Architectural Committee at the July 26, 2023, Architectural Meeting.
- C. **Review and Acceptance of the July 31, 2023, Financial Statement – RESOLVED**, to accept the **July 31, 2023** financial statements as submitted subject to 3<sup>rd</sup> 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 Account 530-091-26. **Motion carried 3/0.**

B. **Landscape Maintenance** - EarthCo landscape proposals were reviewed as follows:

<b>Proposal</b>	<b>Location</b>	<b>Description</b>	<b>Cost</b>	<b>Decision</b>
79757	Throughout	Weather Trak Upgrade (V2)	\$26,730.62 (V1 was \$49k)	Tabled
80143	Orange Arrow/Yale	Bare Area Infill	\$5,875.00	Tabled
80141	Orange Arrow	Infill Bare Areas	\$13,903.00	Tabled
80134	Pool Area	Infill Bare Areas	\$1,519.00	Tabled

**B. Common Area Maintenance**

- 1. **Alarm System Repairs** – The Board reviewed a proposal from A&D fire for sprinkler system repairs in the amount of \$4,825.00. This was tabled to see if additional bids are an option.
- 2. **Refrigerator replacement** – The Board reviewed pricing for three (3) options for replacement ranging from \$750.00 to \$900.00. Motion made, seconded, and carried unanimously to approve the purchase at an amount not to exceed \$700.00. Director Renshus to purchase. **Motion carried 3/0.**

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C. **Next Board Meeting** – The next Board of Directors meeting will be held on Monday, September 11, 2023, at 7:00 P.M, at the Clubhouse.

**VII. ADJOURNMENT**

With loss of quorum, the meeting was adjourned at 9:14 P.M.

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

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