

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors
GENERAL SESSION MEETING MINUTES
Monday, April 13, 2020
****ZOOM MEETING DUE TO COVID GUIDELINES****

1. CALL TO ORDER

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was called to order at 7:00 p.m. by Gus Aarnaes, In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gus Aarnaes
Yumi Renshus
Jim McMillen
Jerry Cheng
Mina Brooks

DIRECTORS ABSENT

None

ASSOCIA-PCM

Lynn Wyatt, General Manager

OTHERS

None

2. EXECUTIVE SESSION

An Executive Session meeting was held immediately preceding this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and / or (6) approval of Executive Session minutes.

3. HOMEOWNER FORUM

The following items were discussed but not limited to: N/A

4. CONSENT AGENDA

A. Architectural Committee Report

Architectural Committee meeting on March 25, 2020 was CANCELLED due to virus outbreak. There were no new applications for review.

a) ADU/JADU Discussion

Discussion of ADU/JADU units in Park Paseo. The Association has received its first request from 30 Diamante, to build an ADU unit in their backyard. The Association has not set up Guidelines for building these units yet. The City of Irvine has sent an outline of the new laws, effective January 1, 2020 and what's permitted and what's not.

Prosa Street Concerns – neighbors on Prosa Streets were presented the ADU plans by the homeowner at 30 Diamante and have concerns over the building of this unit. Management has involved Association Attorney David Cane, to weigh in on the legal perspective of these units and the concerns of the homeowners.

The ARC and Board will need to create and adopt new Guidelines for the ADU/JADU units as soon as possible. The Board will present to Management their questions regarding ADU/JADU's for further discussion and Management will contact the City of Irvine for their regulations regarding these units.

Architect Jeff Smith

Management introduced Architect Jeff Smith as a possible resource for ADU/JADU units. David Cane, Association Attorney, could not answer all of the questions regarding these units and recommended we hire an Architect for assistance. The Board approved Management's choice having no other recommendations.

- B. Harvest Landscape Report**
- C. Three Phase Lighting Report**
- D. Action List**
- E. Work Order Report**

The Board reviewed the above monthly reports. No further action.

F. Financial Report February

The **February 2020** financials are attached for the Board's review and approval. I have attached a variance report to show any large variances in income or expenses for the month.

Financials	FEBRUARY 2020	JANUARY 2020
Operating Funds*	\$213,902.87	\$240,335.66
Reserve Funds	\$1,248,144.54	\$1,230,474.04
Accounts Receivable**	(\$1,258.64)	(\$1,339.34)
Prepaid Expenses	\$14,021.34	\$14,932
Current Year Net Income or (Loss)	(\$24,573.13)	23,323.05

**Included in the Accounts Receivable are account(s) in collections and allowance for doubtful accounts. See the Delinquency Report for details.

The Board postponed approving the financials pending more information.

G. General Session Minutes

The **March 9, 2020** General Session minutes are attached for your review and approval.

Motion Aarnaes to approve the Minutes as submitted
2nd Renshus
VOTE Unanimous
(5 ayes/0 nays)

5. UNFINISHED BUSINESS

A. UPDATES

a) NORTHWOOD SQUARE

Northwood Square Board is amending the parking rules to allow for guest parking and owners to obtain another permit so that should help with the overflow of parking. The problem is that we have to provide owners with a 28 day review and comment period so the rules would be adopted April 29th and effective May 1st so it may take some time.

b) NEW PARKING LOT SIGNS

c) PLAYGROUNDS

Repairs are complete and ready for play.

d) PROSA POOL

Management reported the project is moving along when possible. Weather has been a factor. Pavers are ordered and the Health Dept. has permitted the project.

e) Aquatic Balance Proposal Pool, Spa, Wader Maintenance

\$1,047.64 Yearly maintenance – The Board unanimously postponed approving this proposal since the pools are closed. They will revisit it once the pools are re-opened.

6. NEW BUSINESS

A. COVID 19 Discussion

a) Community Events

Discussion of what to cancel. At this time the Board wants to wait before cancelling any events and want to see what direction is from the authorities regarding COVID19.

b) Vendor Services

Pool Vendor Already put on winter schedule;

Janitorial Currently come twice a week – changed to once a week;

Patrol Service has not been changed yet;

Landscape “ ”

Tennis Courts Janitorial service is responsible for this and are not doing it at this time.

B. Harvest Landscape – Renderings for Monuments

The Board reviewed the renderings for planting around the monuments and approved moving forward. A proposal will be presented for the pavers and extra plantings.

C. JUNE Newsletter

Repeat June 2019 articles (Remove movie article)

Include COVID19 Notice from May 2020 (All is pending guidelines)

7. REFERENCE MATERIAL (Informational Only)

A. Annual Calendar

B. Site Maps

- C. Tree Trimming Schedule
- D. Newsletter – MAY 2020

8. NEXT MEETING & SITE REVIEW

The next Meeting of the Park Paseo Board of Directors is scheduled for **May 14, 2020** at 25 Christamon West, Irvine, CA 92620 OR via ZOOM. Executive Session will begin at 6:30 p.m. and General Session will follow at 7:00 p.m.

9. ADJOURNMENT OF GENERAL SESSION

There being no further business to come before the Board in General Session, the meeting was adjourned at 7:45 p.m. by Gus Aarnaes, President.

Printed Name/Title

Approval Signature

Date