

**PARK PASEO HOMEOWNERS' ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MAY 13, 2024  
PAGE 1 of 1**

BOARD MEMBERS PRESENT: Yumi Renshus, President  
Deepak Gupta, Treasurer  
Craig Muller, Secretary  
Albert Tseng, Member at Large

BOARD MEMBERS ABSENT Khurram Shoro, Vice President

MANAGEMENT REPRESENTATIVE: Lucinda Molinda-Romero  
Traci De Rago, Senior Community Manager  
Kyle Wolack, Vice President  
Keystone Pacific Property Management

**EXECUTIVE SESSION SUMMARY- MAY 13, 2024**

The Board of Directors met in Executive Session on May 13, 2024, and went over the punch list for the community.

**I. CALL TO ORDER/ROLL CALL**

The meeting was called to order by Board President Yumi Renshus at 6:50 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

II. **HOMEOWNER FORUM:** Gus Aarnaes of 5 Diamante, Gary Doone of 5 Ensueno East, Saugeta Gupta of 1 Alameda, and Sndhya Rao of 28 Fortuna East.

III. **COMMITTEE REVIEW:** Review Architectural appeal.

**IV. CONSENT CALENDAR: Carried (4/0)**

**A. Approval of the April 8, 2024, General Session Meeting Minutes** – The board shall review the minutes taken by management from the April 8, 2024, General Session Meeting.

**RESOLVED**, to ratify the action taken and approve the April 8, 2024, General Session Meeting Minutes.

**B. Acceptance of the April 24, 2024, Architectural Committee Minutes-** Meeting adjourned.

**RESOLVED**, to ratify the action and approve the April 24, 2024, Architectural Committee Minutes.

**C. Review and Acceptance of the March 31, 2024, Financial Statements-** Please find a copy of the March 31, 2024, Financial Statements.

**RESOLVE**, to accept the March 31, 2024, Financial Statements.

**PARK PASEO HOMEOWNERS' ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MAY 13, 2024  
PAGE 2 of 1**

**V. DELINQUENCY ACTION**

**A. No action required**

**VI. NEW/UNFINISHED BUSINESS**

**A. Ratify Approved by Proposal by BlueRay Pool Services-** Proposal #2407:  
Pool & Spa servicea: RayPak power vents for \$ 2250.00 **Carried (4/0)**

**B. Fob and Security Camera Proposals-** tabled until management can confirm to be able to see video feed from Clubhouse for second park/pool. Current set-up does not have bandwidth to support camera for Prosa pool , Prosa and Clubhouse are on different network, Board wants it on (1) network.

**C. Board Requests-** Inside pool lighting - how did they determine the bulbs were out and not some other issue

1. Pool equipment audit -

- Prosa heater going bad soon, fan is already bad
- Put list of pool equipment audit within Board packet outlining all dates of equipment last installed, etc.

2. Action item: obtain costs for repair for main spa, versus replacement.

- Secondary bid for the heater proso pool
- Repair / replace Wader?
- Research other pools in KPPM management are being serviced on an annual / bi-annual basis - preventative maint.

3. Swim team Resident versus non-resident list / roster

- Total roster with address

New details / specifications of proposed shed

4th of July

Movie Night in July 26

When are they going to bring out the pool lane lines

REMINDER: No swim team through traffic at Clubhouse

- Bike parade route map, Board needs to make map and send to Management.
- Management to open an insurance claim for damages incurred by HOA tree falling and causing damage to neighboring HOA The Lakes.

**D. The board approved Exercise class** - board approve, so long as participants needs to sign liability release and instructor needs insurance .

**E. Electrical Vendor-** The board approved new vendor ProTek Electrical and terminated LTS.

**PARK PASEO HOMEOWNERS' ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MAY 13, 2024  
PAGE 3 of 1**

**F. Next Board Meeting** – Next board meeting scheduled for June 10, 2024.

VII. **ADJOURNMENT** -There being no further business to discuss, General Session was adjourned at 8:37 P.M.

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