

PARK PASEO HOMEOWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 10, 2024
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BOARD OF DIRECTORS PRESENT: Yumi Renshus, President
Khurram Shoro, Vice President
Deepak Gupta, Treasurer
Craig Muller, Secretary (Zoom)
Albert Tseng, Member at Large

BOARD OF DIRECTORS ABSENT: None

MANAGEMENT: Victoria Gish, Director of Community Management
Kyle Wolack, Vice President of Community
Management Keystone Pacific Property Management,
LLC

EXECUTIVE SESSION SUMMARY- June 10, 2024

The Board of Directors met in Executive Session on June 10, 2024, and went over the punch list for the community, Executive Session Minutes, and member discipline.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order by Board President Yumi Renshus at 7:07 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

II. HOMEOWNER FORUM: There were seven (7) homeowners present.

- Phil Bleu
- John P.
- Jeff A.
- Debra
- Toni
- Art H.

III. CONSENT CALENDAR: Carried (5/0)

A. Approval of the May 13, 2024, General Session Meeting Minutes – The board shall review the minutes taken by management from the May 13, 2024, General Session Meeting.

RESOLVED, to table the action taken and approve the May 13, 2024, General Session Meeting Minutes.

B. Review and Acceptance of the April 30, 2024, Financial Statements- The Board reviewed the April 30, 2024, Financial Statements.

RESOLVED, to accept the April 30, 2024, Financial Statements.

Management to find out specifically what is being funded out of contingency, as there is a \$7K overage.

Management to see why there is a \$36K overage in sprinkler repairs.

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IV. DELINQUENCY ACTION

A. Lien Resolution-Account APN #530-091-59

RESOLVED, to approve the Lien Resolution per the Association delinquency policy.
Carried (4/1)

V. NEW/UNFINISHED BUSINESS

A. Blueray Pool Services- Proposal #2434: Replacement of the existing heater for the clubhouse spa and adding power vent circulation.

RESOLVED, to approve the proposal presented. **Carried (4/0)**

Management to request a proposal for chemical controllers on each body of water.

Management to request a proposal for the Prosa Pool Heater replacement.

B. Tree Removal Proposal- tabled. The Board noted that there needs to be a tree inspection completed for those trees that are closest to the homes and are a threat first.

Management to verify the billing from David's Tree Service for the previous incorrect removal/trimming.

C. Clubhouse Repair Proposal- denied proposal 151278 from ProTec Building Services for \$2,400.

Management to ask Steve Cox to address the following items:

- Fix the Clubhouse Closet door through patch and paint.
- Blinds broken in clubhouse.
- 2 lights in clubhouse still out (**Lighting Vendor**)
- Bricks coming off the top of the Wall near Tennis Court (**WO entered 06.10.2024. Management to follow up with Steve**)

D. Standing Guard Proposal – The Board reviewed two (2) proposals for standing guard services. Fire Watch has agreed to hire Kasa and keep on the same hours as the previous shifts.

RESOLVED, to approve Fire Watch for service 3-days a week for the cost of \$3,548/month. (**Carried 5/0**)

Management to request proposal for full time option and send to the Board outside of the Board meeting. If approved, the Board will ratify during July meeting.

E. Vendor Reports- The Board reviewed the provided vendor reports.

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F. Miscellaneous Discussion Items:

- June Newsletter
- 4th of July Event

G. Next Board Meeting – Next board meeting scheduled for July 8, 2024.

VI. ADJOURNMENT -There being no further business to discuss, General Session was adjourned at 8:59 P.M.

ATTEST: _____

DATE: _____