

PARK PASEO HOMEOWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES
August 12, 2024
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BOARD OF DIRECTORS PRESENT: Yumi Renshus, President
Khurram Shoro, Vice President
Deepak Gupta, Treasurer
Craig Muller, Secretary
Albert Tseng, Member at Large

BOARD OF DIRECTORS ABSENT: None

MANAGEMENT: Victoria Gish, Director of Community Management
Kade Clark, Client Experience Associate

EXECUTIVE SESSION SUMMARY- July 8, 2024

The Board of Directors met in Executive Session on August 12, 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 7:37 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

II. HOMEOWNER FORUM: There were six (6) homeowners present.

- Landscape Concerns
- Tree Trimming Request
- Request to keep the pool heater on.
- Ivy is growing too tall.

III. CONSENT CALENDAR: Carried (5/0)

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

RESOLVED, to approve the minutes from July 8, 2024, with the revision to removing “Zoom” as placed next to Craig’s attendance.

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

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

C. CD Review and Renewal- The Board reviewed the upcoming CD renewal for October 2024.

RESOLVED, to approve to roll this CD over in the amount of \$200,000 for 6months when it comes due.

D. Prior Management Receivables-The Board reviewed the outstanding receivables from 2020 in the amount of \$1,382.06

RESOLVED, to write off the balance.

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IV. DELINQUENCY ACTION-None

V. OPEN LANDSCAPE MATTERS

A. Tree Maintenance

The Board of Directors reviewed the following proposals as presented by thier service partners:

NAME	DESCRIPTION	PRICE	ACTION TAKED
EarthCo Landscape	2024 Annual Tree Trimming	\$32,050.00	Denied
	Three Year Tree Trimming Matrix		Denied
	2024 Cool Season (Jan 2024)	\$41,845	Denied
	2024 Warm Season (Jan 2024)	\$5,256.90	Denied
EarthCo Landscape	Tree Removal-1 Diamante	\$395	Denied
EarthCo Landscape-Tree Division	Removal of four (4) trees at the pool area.	\$3,830	Management directed to get two (2) additional bids and as EarthCo for a proposal for replacements.
	Homeowner Tree Maintenance Correspondence		Management directed to get a proposal to trim the trees noted in the homeowner complaints.

B. General Landscape Proposals

The Board of Directors reviewed the following open Landscape Proposals:

NAME	DESCRIPTION	PRICE	ACTION TAKEN
EarthCo Landscape	Fill in the Bare Area between Fortuna E & Kara E with sixty (60) 5 Gallon Carissa plants	\$2,280.00	Tabled
EarthCo Landscape	Fill in the Bare Area between Christamon E and W with various plants. Total number: 205	\$7,865	Tabled
EarthCo Landscape	Fill in the bare areas between Alba East and Alba West with various plants. Total Number: 170	\$6,535	Tabled
EarthCo	Fill in the bare areas	\$1,519	Tabled

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Landscape	behind the Pool with various plants. Total Number: 38		
EarthCo Landscape	Fill in the bare areas and replace Lantana damaged by the cold winter along Orange Arrow with various plants. Total Number: 356	\$13,903	Tabled
EarthCo Landscape	Fill in the bare areas and replace the Lantana damaged by the cold winter along corner of Orange Arrow and Yale with various plants. Total Number: 150	\$5,875	Tabled
EarthCo Landscape	Community Wide Scalp and Overseed with debris removal.	\$6,090	Approved unanimously.
EarthCo Landscape	Install of two (2) Crape Myrtle Trees	\$880	Approved, however requested a different tree species.
EarthCo Landscapes	Reports for Review	N/A	The Board reviewed the Landscape Reports.

VI. NEW/UNFINISHED BUSINESS

A. Northstar Swim Team- The Board reviewed the update from the end of season for the Northstar Swim team.
No Action Taken.

B. Blueray-The Board moved to table the proposal to install a Rola-Chem at the clubhouse pool for the cost of \$925.

The Board approved to extend the pool heater time. It will remain on until October 31, 2024.

C. Hiller Fire Safety-The Board moved to approve the proposal to inspect the sprinkler system and fire extinguishers for the cost of \$845.

D. Stucco Block Wall –The Board moved to table the repairs for the stucco block wall at the trash can enclosure near the clubhouse and have management request additional bids.

E. Electrical Panel Replacement-The Board moved to have management get additional pricing from another electrician for the panel replacement and if ProTek Electricals' price of \$8,150 is lower, the work can be scheduled.

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- F. Gutter and Downspout Replacement-**The Board moved to table the proposal to install a new gutter and downspout and have management request additional bids.
- G. Park Paseo Clubhouse Painting and Maintenance-**The Board moved to table this matter for the next meeting. Management to take the bid from Pacific Western, remove the pricing and names, and ask the other painters to bid off of the work.
- H. Management Items-**
- Send a work order for the circuit breaker in the volleyball court.
 - Send a work order requesting a bid for the electrical panel inside the circuit room.
 - Ask Lauren Knoll to serve as the inspector or elections.
 - Request quotes for driveway/parking lot slurry and repairs.
 - Request quotes to add parking lot lights.
 - Request quotes to repair the golf car enclosures.
 - Request proposal for holiday lighting.
- I. Vendor Reports-** The Board reviewed the provided vendor reports.
- J. Hand Carried Items-N/A**
- K. Miscellaneous Discussion Items:**
- September Newsletter
- L. Next Board Meeting –** Next board meeting scheduled for September 4, 2024.

VII. ADJOURNMENT -There being no further business to discuss, General Session was adjourned at 9:30 P.M.

ATTEST: _____

DATE: _____