

PARK PASEO HOMEOWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES
September 4, 2024
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BOARD OF DIRECTORS PRESENT: Khurram Shoro, Vice President
Deepak Gupta, Treasurer
Craig Muller, Secretary
Albert Tseng, Member at Large

BOARD OF DIRECTORS ABSENT: Yumi Renshus, President

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

EXECUTIVE SESSION SUMMARY- September 4, 2024

The Board of Directors met in Executive Session on September 4, 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 Craig Muller at 7:07 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

II. HOMEOWNER FORUM: There were two (2) homeowners present.

- Palmatium concerns. Reported there are multiple ongoing violations.
- Feels there is a decline in the look of the community and common area landscape.

III. CONSENT CALENDAR: Carried (5/0)

A. Approval of August 12, 2024, General Session Meeting Minutes – The board shall review the minutes taken by management from the August 12, 2024, General Session Meeting.

RESOLVED, to approve the minutes from August 12, 2024, as presented.

B. Approval of July 31, 2024, Architectural Meeting Minutes – The board shall review the minutes taken during the July 31, 2024, Architectural Meeting. **Management was not present for this meeting.**

RESOLVED, to approve the minutes from July 31, 2024, as presented.

C. Review and Acceptance of the July 31, 2024, Financial Statements- The Board reviewed the July 31, 2024, Financial Statements.

RESOLVED, to accept the July 31, 2024, Financial Statements.

IV. DELINQUENCY ACTION-None

The Board reviewed one (1) Lien Resolution in Executive Session. Due to time constraints, no action was taken, but the matter will be reviewed at the October meeting.

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V. NEW/UNFINISHED BUSINESS

A. Northstar Swim Team- There are no updates from the Swim Team, as the season ended in August. Swim Team President to begin attending the Board Meetings again in January 2025.

No Action Taken.

B. Stucco Block Wall –The Board reviewed the proposal from last month and reviewed the additional proposals received. It was noted this proposal is only for the block wall next to the trash enclosure outside of the clubhouse.

RESOLVED, to unanimously approve the proposal from ProTec Building to replace the wall for the cost of \$3,950. Management to ask ProTec if they can include the block wall by the pool pump at the clubhouse and if they can, the Board approves the repairs for both walls for a cost NTE \$8,000. **(4/0)**

C. Park Paseo Clubhouse Painting and Maintenance-The Board reviewed the three (3) proposals from the August meeting with the requested changes from Pilot and Painting Unlimited. Precision Painting never submitted their proposal as requested.

RESOLVED, to unanimously approve the proposal from Pacific Western for the cost of \$38,636.03 to be paid from Reserves GL 31-3200-00. The Board has asked that this project be scheduled by the end of September to avoid any rain or other weather delays. **(4/0)**

D. Electrical Panel Replacement-The Board reviewed the proposal from their lighting vendor ProTek Lighting and Electrical and the two (2) additional bids from alternate companies.

RESOLVED, to unanimously approve the proposal from ProTek for the cost of \$8,150 to be paid from Reserve GL 31-3165-00. **(4/0)**

E. Annual Audit-The Board reviewed the proposals for the Annual Audit for December 31, 2023, to be completed.

RESOLVED, to unanimously approve the audit to be completed by Inouye, Shively, Klatt, and McCorvey for the cost of \$1700 subject to additional information from last year's audit. **(4/0)**

F. Blueray-The Board reviewed the following proposals (2)

1. Estimate 2485: Motor replacement for the Prosal Filter Pump

RESOLVED, to approve the proposal for the cost of \$1,635. **(3/1)**

2. Estimate 2493: Motor replacement for the Clubhouse Pool Filter #1

RESOLVED, to ratify the email approval of the proposal for the cost of \$1,895.

3. Blueray List of Maintenance replacements since April 2024.

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- G. Person Touch Janitorial-**The Board moved to table the proposal for Annual Deep Cleaning services. The Board requested to get a second bid from Craig's contact.
- H. Steve Cox Proposals (2) –**The Board reviewed the two (2) proposals from Steve Cox for cleaning and spa closure replacement. The spa closure replacement was completed. The power washing will be reviewed in October.
- I. Holiday Lighting-** The Board approved the proposal from Garrett Electrical for the holiday lighting for the cost of \$1950.

VI. OPEN LANDSCAPE MATTERS

A. Tree Maintenance

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

NAME	DESCRIPTION	PRICE	ACTION TAKED
EarthCo Arborist	Trimming at four (4) homes per August meeting requests.	\$3,660	The Board unanimously approved the proposal as presented. (4/0) Management to send notice to homeowners affected prior to work being scheduled.
	Removal of four (4) trees at the pool area.	\$3,830	The Board unanimously approved the proposal as presented. (4/0)
	Replacement of Eucalyptus Trees in the back corner of the Prosa Pool. Replaced with 24in Queen Palms (4)	\$1,960	The Board unanimously approved the proposal with the changes in tree types. (4/0)
	Removal of one (1) Eucalyptus at the end of Ensueno.	\$535	The Board unanimously approved the proposal as presented. (4/0)
	Replacement of one (1) leaning Eucalyptus	\$490	The Board unanimously approved the proposal

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	recommended for removal.		and asked that they replace with a Crape Myrtle tree. (4/0)
EarthCo Landscape	Tree Removal-1 Diamante	\$395	The Board unanimously approved the proposal and approved to add a replacement Crape Myrtle for the cost NTE \$900 total. (4/0)

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 Landscape	Fill in the bare areas behind the Pool with various plants. Total Number: 38	\$1,519	Tabled
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	Reports for Review	N/A	The Board reviewed the

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Landscapes			Landscape Reports.
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J. Management Items-

- Follow up with Hiller for status of fire sprinkler inspection.
- Follow up with the status of the bench replacements.
- Newsletter to be sent to Yumi and Craig prior to approval.
- Follow up on rain gutter proposal.

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

L. Hand Carried Items-N/A

M. Miscellaneous Discussion Items:

- October Newsletter

N. Next Board Meeting – Next board meeting scheduled for October 14, 2024.

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

ATTEST: _____

DATE: _____