

**PARK PASEO HOMEOWNERS' ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
**October 14, 2024**  
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**BOARD OF DIRECTORS PRESENT:** Yumi Renshus, President  
Khurram Shoro, Vice President  
Deepak Gupta, Treasurer  
Craig Muller, Secretary

**BOARD OF DIRECTORS ABSENT:** Albert Tseng, Member at Large

**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 Yumi Renshus at 7:05 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

**II. HOMEOWNER FORUM:** There were five (5) homeowners present.

- 2 Palm: Work Order request for landscape area behind home. Kade noted this was completed 10.14.2024
- Billing Issue x 2.
- Present to Listen.
- Concern that the 2024 Audit had not been presented.

**III. CONSENT CALENDAR: Carried (5/0)**

**A. Approval of September 4, 2024, General Session Meeting Minutes** – The board shall review the minutes taken by management from the September 4, 2024, General Session Meeting.

**RESOLVED**, to approve the minutes from September 4, 2024, as presented. Board Member Yumi abstained. **(3/0)**

**B. Approval of September 26, 2024, Architectural Meeting Minutes** – The board shall review the minutes taken during the September 26, 2024, Architectural Meeting.

**Management was not present for this meeting.**

**RESOLVED**, to approve the minutes from September 26, 2024, as presented. **(4/0)**

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

**RESOLVED**, to accept the August 31, 2024, Financial Statements. **(4/0)**

**D. CD Renewal-** The Board reviewed the one (1) CD from Comerica in the amount of \$200K scheduled to renew on 10.29.2024.

**RESOLVED**, to roll over this CD for six months. **(4/0)**

**IV. DELINQUENCY ACTION-None**

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The Board reviewed one (1) Lien Resolution in Executive Session.  
**No action was taken.**

**V. NEW/UNFINISHED BUSINESS**

**A. Proposals to Ratify (3):** The Board reviewed three (3) proposals that were approved in between Board meetings due to the matters being urgent.

**A motion was made, seconded, and carried unanimously to ratify the action taken on the following proposals. (4/0)**

- |    |   |                        |
|----|---|------------------------|
| 1. | <b>Holiday Lighting:</b> Garrett Electric     | <b>Total: \$1,950</b>  |
| 2. | <b>Blueray:</b> Spa Light Replacement         | <b>Total: \$1,195</b>  |
| 3. | <b>Lauren K. Roll:</b> Inspector of Elections | <b>Total: \$325/hr</b> |

**B. 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.**

**C. Clubhouse Gutter** –The Board reviewed the two (2) proposals from Antis Roofing and Fontaine Roofing for the requested maintenance to the clubhouse area by adding a rain gutter.

**RESOLVED**, to unanimously table. Management to request a third bid.

Management to see about adding a drain to avoid run off on the pool deck.

**D. Decorative Lighting-**The Board reviewed the correspondence regarding installing new decorative lighting around the pool area.

**RESOLVED**, to have management speak to ProTek Electrical and see what kind of lighting they recommend. The lights need to be outdoor grade, anti-rust, no glass, LED, and will cover both pool areas, spa area, and pillars in front of clubhouse.

**E. Deck Powerwashing-**The Board reviewed the correspondence regarding powerwashing the pool decks and chairs.

**RESOLVED**, to unanimously approve the have Jet Clean power wash the pool decks for \$275/pool deck. **(4/0)**

**F. Hiller Fire Sprinkler-**The Board reviewed the proposal from Hiller for the additional repairs to the fire sprinkler system.

**RESOLVED**, to unanimously approve the proposal for the cost of \$1,589.38.

Management to add this to the Annual Calendar. **(4/0)**

**G. Bear Security-**The Board reviewed the proposal from Bear Security to replace the readers at the pool areas for \$1,709.90.

**RESOLVED**, to unanimously approve to just have the glass repaired for the cost NTE \$1000. **(4/0)**

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- H. Bluera-y**-The Board reviewed the proposal to install a new Chem Roller Feeder Pump.  
**RESOLVED**, to deny. Craig to see if covers can be added.
- I. Parking Lot**-The Board reviewed the proposal from JB Bostick to slurry the parking lot. The Board noted they want a full removal and replacement, not slurry.  
**Management to get new bids.**
- J. Budget and Reserve Study** –The Board reviewed the Reserve Study from Association Reserves. They have noted the Association to be 82.1% funded and recommended the Association allocate \$23K/month to reserves.
- Management provided a draft budget with a proposed 9% increase, or \$13.00, raising the dues to \$164.  
**The Board moved to table for further review. Management was asked to email the Board the excel spreadsheet.**
- K. Holiday Lighting**- The Board approved the proposal from Garrett Electrical for the holiday lighting for the cost of \$1950.

**VI. OPEN LANDSCAPE MATTERS**

**A. General Landscape Proposals**

The Board of Directors reviewed the following open Landscape Proposals:

NAME	DESCRIPTION	PRICE	ACTION TAKEN
EarthCo Landscape	Proposal to move to 4-week rotation	\$18,749/month	Tabled
EarthCo Landscape	<b>Proposal 4358:</b> Replace missing plants along walkway between Alameda and Ensueno E with 15 15-gal Dodonaea	\$2,775	<b>A motion was made, seconded, and carried to approve the proposal with the plants being 5-gal and once EarthCo confirms this is the correct plant in the area.</b>
EarthCo Landscape	<b>Proposal 79862:</b> Fill in the Bare Area between Fortuna E & Kara E with sixty (60) 5 Gallon Carissa plants	\$2,280.00	<b>A motion was made, seconded, and carried unanimously to approve the proposal subject to reviewing a photo of the area.</b>
EarthCo Landscape	<b>Proposal 79863:</b> Fill in the Bare Area between Christamon E and W	\$7,865	<b>A motion was made, seconded, and carried unanimously to</b>

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	with various plants. <b>Total number: 205</b>		<b>approve the proposal subject to reviewing a photo of the area.</b>
EarthCo Landscape	<b>Proposal 79865:</b> Fill in the bare areas between Alba East and Alba West with various plants. <b>Total Number: 170</b>	\$6,535	<b>A motion was made, seconded, and carried unanimously to approve the proposal subject to reviewing a photo of the area.</b>
EarthCo Landscape	<b>Proposal 80134:</b> Fill in the bare areas behind the Pool with various plants. <b>Total Number: 38</b>	\$1,519	Tabled; Board wants to clarify the aera.
EarthCo Landscape	<b>Proposal 80141:</b> Fill in the bare areas and replace Lantana damaged by the cold winter along Orange Arrow with various plants. <b>Total Number: 356</b>	\$13,903	Denied, Board wants trees with plants. Proposal needs to be revised with a rendering. Requesting Melaluca Trees.
EarthCo Landscape	<b>Proposal 80143:</b> Fill in the bare areas and replace the Lantana damaged by the cold winter along corner of Orange Arrow and Yale with various plants. <b>Total Number: 150</b>	\$5,875	Tabled
EarthCo Landscapes	Reports for Review	N/A	The Board reviewed the Landscape Reports.
EarthCo Arbor Care	Trimming tree outside of clubhouse to add holiday lighting	\$1,635	Denied
EarthCo Arbor Care	<b>Proposal 9009:</b> Emergency removal behind pool area	\$2,990	<b>A motion was made, seconded, and carried unanimously to approve the emergency proposal.</b>

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**L. Management Items-**

- Follow up with the status of the bench replacements.
- Newsletter to be sent to Yumi and Craig prior to approval.
- Annual Meeting moved to November 12, 2024.

**M. Vendor Reports-** The Board reviewed the provided vendor reports.

**N. Hand Carried Items-N/A**

**O. Miscellaneous Discussion Items:**

- November Newsletter

**P. Next Board Meeting –** Next board meeting scheduled for November 12, 2024.

**VII. ADJOURNMENT** -There being no further business to discuss, General Session was adjourned at 9:29 P.M.

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

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