

**PARK PASEO HOMEOWNERS' ASSOCIATION
GENERAL SESSION MEETING MINUTES**

January 13, 2025

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BOARD OF DIRECTORS PRESENT: Deepak Gupta, President
Khurram Shoro, Vice President
Craig Muller, Treasurer
Isaiaruvi Malarmanan, Secretary
Albert Tseng, Member at Large

BOARD OF DIRECTORS ABSENT:

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

EXECUTIVE SESSION SUMMARY- January 13, 2025

The Board of Directors met in Executive Session on January 13, 2025, 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, Deepak Gupta at 7:01 PM. Proof of Notice was recorded by Management on behalf of the Board of the Directors.

II. HOMEOWNER FORUM: There were fifteen (15) homeowners present. A separate homeowner forum report was created, however, the majority of homeowners present brought up concerns with landscape and the recent tree maintenance. One homeowner asked about having a pickleball court.

III. CONSENT CALENDAR: Carried (5/0)

A. Approval of December 9, 2024, General Session Meeting Minutes – The board shall review the minutes taken by management from the December 9, 2024, General Session Meeting.

RESOLVED, to unanimously approve the minutes from December 9, 2024, as presented.

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

RESOLVED, to accept the November 30, 2024, Financial Statements. **(5/0)**

C. CD Renewal- The Board reviewed the CDs for the Association and the current cash level.

RESOLVED, to approve to reinvest the 9mos CD for another 9mos. The CD is for Comerica and set to renew 01.27.2025 for the amount of \$200,000.

IV. DELINQUENCY ACTION-None

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V. NEW/UNFINISHED BUSINESS

- A. Clubhouse Gutter-**The Board reviewed the two (2) revised proposals from Antis Roofing and Fontaine Roofing for the gutter and downspout installation. **RESOLVED**, to unanimously approve the proposal from Antis Roofing for the cost of \$4,290 to install 55ft of rain gutter and 55ft of downspout with the understanding that the downspout will be tied to a drain, not just placed in the landscape planter. (5/0)
- B. Clubhouse Roof Repairs-**The Board reviewed the three (3) proposals for the repairs to the front section of roof at the clubhouse as brought to attention by Solo Termite. **RESOLVED**, to unanimously approve the proposal from Antis Roofing for the cost of \$1,850. (5/0)
- C. Bluera-y-Rola Chem Feeder-** The Board discussed the replacement for the rola chem feed done at the Prosa pool without a work order for the cost of \$795. **RESOLVED**, to unanimously approve the work, as it was already done, but to remind Bluera-y that they are not to do any work over \$500 without a work order or approval from the Board.
- D. Solar Clubhouse-** The Board reviewed the proposal from Utility Reduction Solutions to install solar at the clubhouse for the cost of \$272,329.20. **RESOLVED**, to unanimously table the matter for the time being.
- E. Northstar Swim Team-** Natasha, President of the swim team, was not able to attend the meeting, but provided an update and the article for the Newsletter. **No Action to Take.**
Management to follow up with Natasha to confirm any clubhouse reservations needed.
- F. Landscape Committee –**The Board discussed the formation of a formal landscape committee with interested homeowners who have contacted management. **RESOLVED**, to appoint homeowner Mihir Bhanot to be added to the committee.
- G. Insurance Renewal-**The Board reviewed the correspondence and insurance renewal for 2025-2026. The total annual premium is \$40,040. **RESOLVED**, to unanimously approve the renewal with Earthquake Insurance as presented.
- H. Audit Proposal FYE 2024-**The Board reviewed the three (3) proposals for auditors to complete the 2024 FYE audit and taxes. **RESOLVED**, to unanimously approve the proposal from Inouye, Shively, Klatt, and McCorvey for the cost of \$1,700.

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- I. ProTek Electrical Lighting Proposals**-The Board reviewed two (2) lighting proposals from ProTek Electrical for the pool area and spa area.
RESOLVED, to table the proposal to investigate the outage at the spa area. The Board moved to ask ProTek to separate the light pole proposal and LED pool light renovation. Isai and Craig will provide a design for the vendor to bid on.

- J. Foosball Table**-The Board reviewed the receipt for the foosball table that was purchased.
RESOLVED, to unanimously approve the purchase for the cost of \$430.99.

Isai left at 9:30PM.

VI. OPEN LANDSCAPE MATTERS

A. General Landscape Proposals

The Board of Directors reviewed the following open Landscape Proposals:

NAME	DESCRIPTION	PRICE	DECISION
Proposal 9143- EarthCo	Cool Season Tree Trimming 190 Eucalyptus 121 Jacaranda 19 Sycamore 9 Chinese Elm 8 Podocarpus 7 Brazilian Pepper Total #354	\$71,615	Tabled.
Proposal 135276-Harvest	Tree Trimming based on EarthCo Scope of Work	\$77,410	Tabled.
Proposal PPO.001- ParkWest	Tree Trimming based on EarthCo Scope of Work	\$62,527.50	Tabled.
Proposal-Villa Park	Tree Trimming based on EarthCo Scope of Work	\$137,985	Tabled.
Proposal 9288	EMERGENCY REMOVAL- Lucero Work Completed 01/08- 01/10	\$5600	No Action.
Proposal 9285	EMERGENCY REMOVAL- Community Wide Work Completed 01/08- 01/10	\$11,995	No Action.
Proposal 6741	Rototill and Regrade sand at Volleyball Courts. HOA would need to order any new sand.	\$720	No Action.
Proposal 9254	Proposal to remove the remainder for broken pine #217	\$850	No Action.

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Proposal 9321	Emergency Removals done 01/10-01/13	\$28,180	No Action.
Correspondence			The Board reviewed the homeowner correspondence. Management to request a bid to remove the dead tree in the greenbelt.
EarthCo Report	To be hand carried if received before meeting.		Reports were not received in time for the meeting.

K. Management Items-

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

M. Hand Carried Items-N/A

N. Miscellaneous Discussion Items:

O. Next Board Meeting – Next board meeting scheduled for February 10, 2025.

VII. ADJOURNMENT -There being no further business to discuss, General Session was adjourned at 10:15 P.M.

ATTEST: DocuSigned by:
Isaiarwi Malamannan
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DATE: 2/14/2025 | 5:03 PM PST