

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

November 12, 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

EXECUTIVE SESSION SUMMARY- November 12, 2024

The Board of Directors met in Executive Session on November 12, 2024, and went over the punch list for the community, Executive Session Minutes, and member discipline.

ANNUAL ELECTION 2024

It was noted that Lauren Roll was present to count the ballots for the reconvened annual meeting. A total of 157 ballots were received. A separate set of minutes have been prepared.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order by Board President Yumi Renshus at 6:38 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.

- 40 Diamante: Homeowner present to bring up landscape concerns and the dumpster behind Prosa. Asked if top soil can be added.
- 63 Diamante: Noted they feel the neighborhood looks terrible and they do not like the dumpster. Reported trash cans in the driveway of a home.

III. CONSENT CALENDAR: Carried (4/0)

A. Approval of October 14, 2024, General Session Meeting Minutes – The board shall review the minutes taken by management from the October 14, 2024, General Session Meeting.

RESOLVED, to unanimously approve the minutes from October 14, 2024, as presented.

B. Approval of October 30, 2024, Architectural Meeting Minutes – The board shall review the minutes taken during the October 30, 2024, Architectural Meeting.

RESOLVED, to approve the minutes from October 30, 2024, as presented. **(4/0)**

C. Review and Acceptance of September 30, 2024, Financial Statements- The Board reviewed the September 30, 2024, Financial Statements.

RESOLVED, to accept the September 30, 2024, Financial Statements. **(4/0)**

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

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RESOLVED, to approve to purchase a total of four (4) CDs for \$100K per CD. The Board would like two (2) CDs for operating and two (2) from Reserves. Each CD for each account is for a 6-month and 9-month term.

IV. DELINQUENCY ACTION-None

The Board reviewed one (1) Lien Resolution in Executive Session.

The matter was tabled for the December meeting.

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 February 2025.

No Action Taken.

B. Reserve Study –The Board reviewed the annual reserve study for FYE 2025. Association reserves noted the HOA is 82.1% funded and recommend a monthly contribution of \$23,900.

RESOLVED, to not approve the study as presented, as there are changes that need to be made for items coded to operating that should have been reserves. Management to follow up with Association Reserves.

C. Budget-The Board reviewed the revised budget as drafted with Deepak and Craig.

RESOLVED, to approve the budget scenario 2, which reflects a 2% increase of \$151 to \$154.

D. Parking Lot-The Board reviewed three (3) proposals for the full replacement of the parking lot at the clubhouse.

RESOLVED, to unanimously approve the proposal from United Paving for the cost of \$47,967 including striping and seal. **(4/0)**

E. Clubhouse Gutter-The Board reviewed the three (3) proposals for the gutter and downspout addition at the clubhouse.

RESOLVED, to unanimously approve the proposal from Antis Roofing for the cost of \$3,705 to install 55ft of rain gutter and 40ft of downspout. **(4/0)**

F. Park Bench Foundation-The Board reviewed the proposals to pour the concrete and place the park benches in the community.

RESOLVED, to unanimously approve the proposal from ProTec for the cost of \$5,473. The Board asked if ProTec could stake the area before the pour and the board will note the direction to place the benches. **(4/0)**

G. Wood Change Order/Termite Treatment-The Board reviewed three (3) proposals for wood repairs and termite treatment at the clubhouse. The wood damage was noted by the painters after they power washed before painting.

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RESOLVED, to unanimously approve the proposal from Solo Termite for the total cost of \$8,350. **(4/0)**

H. Bear Security-The Board reviewed the proposal from Bear Security to replace the face recognition reader at the clubhouse pool.

RESOLVED, to unanimously approve the proposal for the cost of \$914.44. **(4/0)**

I. BlueRay Pool- The Board reviewed the correspondence regarding draining the pool and spas per the recommendations of BlueRay.

RESOLVED, to unanimously deny draining the pools and agree to drain the spa on a bi-annual schedule, once before the swim season (Spring) and one after (Fall).

Yumi left the meeting at 7:58PM

J. Back Pool Area Enclosure- The Board reviewed the proposal from ProTec for various repair recommendations.

No Action Taken.

VI. OPEN LANDSCAPE MATTERS

A. General Landscape Proposals

The Board of Directors reviewed the following open Landscape Proposals:

NAME	DESCRIPTION	PRICE	ACTION TAKEN
Proposal 9102	Emergency Removal on Prosa. Work done 11/6/24	\$1950	Approved
Proposal 5908	Revised proposal for all of Orange Arrow Renovation. Revised to include mulch and Melaluca Trees	\$24,395	Tabled for review at Walk on Friday, November 15.
Proposal 5920	Proposal to install Agave at Pool Entrance	\$965	Tabled for review at Walk on Friday, November 15.
Proposal 5535	Installation of 15 Eucalyptus trees at end of school	\$7350	Tabled for review at Walk on Friday, November 15.
Proposal 5538	Installation of 10 Magnolia Trees at Alameda and Christamon	\$4900	Tabled for review at Walk on Friday, November 15.
Proposal 5536	Installation of new plants at walkway between Alameda and Ensueno	\$3175	Tabled for review at Walk on Friday, November 15.
Proposal 5537	Fill bare area at one (1) corner of Orange Arrow and Lucero	\$2150	Tabled for review at Walk on Friday, November 15.

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Proposal 4537	Installation of four (4) live oak trees at back corner of pool to replace removed trees	\$1,960	Tabled for review at Walk on Friday, November 15.
Proposal 5539	Installation of six Liquidamber Trees at Tennis Court	\$2,940	Tabled for review at Walk on Friday, November 15.
Proposal 4358	Replace missing plants along the walkway between Alameda and Ensueno E Approved at meeting on 10/14 subject to photos of area. However, when emailed the photos, board did not approve to move forward. Management want confirmation that a work order can be issued.	\$2,775	Tabled for review at Walk on Friday, November 15.
Proposal 79862	Fill in the Bare Area between Fortuna E & Kara E with sixty (60) 5 Gallon Carissa plants Approved at meeting on 10/14 subject to photos of area. However, when emailed the photos, board did not approve to move forward. Management want confirmation that a work order can be issued.	\$2,280	Tabled for review at Walk on Friday, November 15.
Proposal 79863	Fill in the Bare Area between Christamon E and W with various plants. Approved at meeting on 10/14 subject to photos of area. However, when emailed the photos, board did not approve to move forward. Management want confirmation that a work order can be issued.	\$7,865	Tabled for review at Walk on Friday, November 15.
Proposal 79865	Fill in the bare areas between Alba East and Alba West with various plants. Approved at meeting on 10/14 subject to photos of area. However, when emailed the photos, board	\$6,535	Tabled for review at Walk on Friday, November 15.

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	did not approve to move forward. Management want confirmation that a work order can be issued.		
Homeowner Request	1 Glorieta E is requesting the tree outside of their home be removed	N/A	Tabled for review at Walk on Friday, November 15.
Homeowner Request	12 Diamante wants the tree behind their home removed or trimmed.	N/A	
Correspondence			Board reviewed.
EarthCo Report			Board reviewed.

A motion was made, seconded, and carried unanimously to allow for approval of any of the above noted proposals at the walk on Friday, November 15. Management to follow up after the walk for further direction.

K. Management Items-

- Order Tables
- Order Umbrellas
- Get new Pool Fob for Isa
- E-blast for Landscape Committee
- Holiday Dinner-Dec 16 or 17 at Zov at 7pm.

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

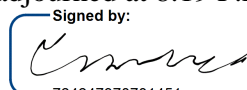
M. Hand Carried Items-N/A

N. Miscellaneous Discussion Items:

- Christmas Decorating Contest.

O. Next Board Meeting – Next board meeting scheduled for December 9, 2024.

VII. ADJOURNMENT -There being no further business to discuss, General Session was adjourned at 8:19 P.M.

Signed by:

 724247378781451...

ATTEST: _____

DATE: 12/26/2024 | 6:46 AM PST
