



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
August 24<sup>th</sup>, 2022**

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**Meeting called to order by Mike Pawielski at 5:00 pm**

**Proof of notice:**

Adam Radler verified proof of notice.

**Determination of quorum:**

Mike Pawielski verified a quorum of all in attendance. Two virtual

**Board Members in Attendance:**

Mike Pawielski – President  
Ron Bendell – Vice President  
John Lines – Treasurer  
Dave Cabell – Secretary  
Lynda Adler – Director

**Management in Attendance:**

Adam Radler – General Manager/KW  
Brandon Watchowski – Admin

**Approval of Prior Meeting Minutes:** July 20<sup>th</sup>, 2022. John Lines motioned to approve meeting minutes as submitted. Mike Pawielski seconded the motion. All in favor – The motion passed unanimously.

**Member speaking time related to agenda items:**

Member spoke about the Master Board and KW in violation of their fiduciary duties with private meetings. Member acknowledged that Master Association business was discussed behind closed doors.

**Reports**

- a. President: No report
- b. Treasurer: John Lines spoke and gave report, and information on Replacement Reserves
- c. General Managers: Adam Radler spoke and gave report. Comments on vandalism



#### d. Committee Reports

- a. Pickleball Committee: Pickleball did not meet.
- b. DRC Committee: Ron Bendell spoke. All submissions have been approved. Guidelines are being updated, along with a violations letter to be more in line with all of the sub-associations. The adjustments are going to be discussed with the joint committee next before being sent to the attorney to be written.
- c. Maintenance Committee: Dave Cabell gave update. Met on August 15<sup>th</sup>. 25 outstanding items left to be completed.
- d. Landscape Committee: Dave Cabell gave update.
- e. Technology Committee: Steven Brown discussed the access control options with the board.
- f. Tennis Committee: Tennis has not met.
- g. Joint Committee: A meeting will be taking place in one week.

#### **Old Business**

- a. Tiki Project Phase 1: John Lines motioned to approve phase 1 for \$242,473. Mike Pawielski seconded the motion. John opened to discussion. all in favor – 4 board members yes, Ron Bendell, No. 4/1 Pass.

#### **New Business**

- a. Discussion on 2023 budget: Workshop to take place on September 21<sup>st</sup> at 3:00pm. October 12<sup>th</sup> at 3:00pm. Board meeting to follow.
- b. Resolution for suspension of amenities: John Lines motioned to adopt resolution 202201 which relates to access to the common elements for delinquent sub-association dues. Mike Pawielski seconded the motion. Dave Cabell read the resolution. All in favor – the motion passed unanimously.
- c. Capital Resale Fee: John Lines motioned to set the capital contribution fee to \$2500. Dave Cabell seconded. All in favor – The motion passed unanimously.

#### **Member Speaking Time:**

Extensive membership discussion. Please review video for reference.



**Upcoming Meeting:**

September 21<sup>st</sup> after budget workshop

**Adjournment:**

Dave Cabell motioned to adjourn the meeting. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.

**Minutes thoughtfully submitted**

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors

*David Cabell*

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David Cabell (Oct 26, 2022 17:41 EDT)

# August 24th 2022 Meeting Minutes Final

Final Audit Report

2022-10-26

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