



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
July 20th, 2022**

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
Tracy Duhaney – District Manager/KW
Brandon Watchowski – Admin

Approval of Prior Meeting Minutes: June 15th, 2022. John Lines motioned to approve meeting minutes as submitted. Dave Cabell seconded the motion. All in favor – The motion passed unanimously.

Member speaking time related to agenda items:

Member brought up concerns about the DRC. The DRC is not upholding the standards of the community.

Reports

- a. President: Mike Pawielski gave a report. Thanks given to Jennifer and Jessie for Java. Please be polite and respectful.
- b. Treasurer: John Lines spoke and gave report.
- c. General Managers: Adam Radler spoke and gave report. Roofing update, and paver/runoff water project.



d. Committee Reports

- a. Pickleball Committee: Pickleball did not meet. Comments were made about booking again without a partner.
- b. DRC Committee: Ron Bendell spoke. The DRC submitted one submission from condo to the records. Most of the discussion was based on cleaning up the guidelines. DRC will be meeting with the Joint Committee for feedback.
- c. Maintenance Committee: Dave Cabell gave update. Met on the 18th. List had a lot of items completed.
- d. Landscape Committee: Dave Cabell gave update. Met on 14th. The landscaping company did great with the cut and trim work.
- e. Technology Committee: Steven Brown discussed replacement of the fingerprint system. Good discussion was had with a lot of detail. Please reference video for details.
- f. Tennis Committee: Tennis has not met.
- g. Joint Committee: Lynda Adler gave update. A meeting took place and was well received.

Old Business

- a. Joint Committee: Dave Cabell discussed the goal of the Joint Committee, but does not believe it needs to be an official committee under the Master Association. John Lines agreed with Dave Cabell.

New Business

- a. Discussion on F&B Committee: Mike Pawielski took the lead by suggesting to put off a Food and Beverage committee and wants to hear feedback from other board members. Other board members agreed. Mention of Java with Jen and Jess was a good source of information and feedback for the membership.
- b. Tiki Bar Reno project: Nothing to vote on. This is an update on the cost standpoint
- c. Survey results/2023 budget:
 - a. Do you want the Tiki to be open Monday and Tuesday during season (approximately from November 1st to May 1st) with similar hours to how it operates on Wednesday? This would eliminate the ability and/or need for members to bring personal food and drink onto the pool deck. It's estimated that this would cost approximately \$86,000 or \$19 per member per quarter:
68% no. 32% yes.
 - b. Do you want to see Member Services open during season past the current closing time of 4:00 pm until 9:00 pm to allow for new owners, guests and renters to get finger-printed? This would allow access to the Pub, without food service most evenings along with ice cream service and the ability to



use the theater. It's estimated that this would cost approximately \$51,000 or \$11 per member per quarter:

86% no. 14% yes.

- c. Do you want to see additional staff on the pool deck during season to monitor saving of chairs, rules and other general duties? It's estimated that this would cost approximately \$61,000 or \$13 per member per quarter:

58% no. 42% yes.

- d. Do you want to add server hours to expand the coverage to all the tables during season, specifically the tables by the fire pit area? We hope to leverage our new point of sale system to become more efficient, but it may require additional staff. It's estimated that this would cost approximately \$31,000 or \$7 per member per quarter without projecting increased sales from the current "serve yourself" model:

59% no. 41% yes.

- e. There have been requests for the BOD to implement a minimum spend for food and beverage services. At this time, the BOD has not researched the impact this would have on operations and if it would conflict with our governing documents. Would you like the HOA to do further research to see if it's feasible?

71% no. 29% yes.

- f. Based on our governing documents, the HOA is required to collect at least one quarters worth of assessments from buyers for all re-sales of properties within Paseo. Although that is \$867, the first board of directors, after developer turnover, increased it to \$1,500. Management has researched this fee and found it to be in the mid-range for transfer fees for similar properties. As we all know, property values have increased dramatically over the last couple of years and a larger fee would be easier to charge new buyers. This fee isn't part of the annual budget and has historically been used by the Board of Directors to enhance Paseo by doing special projects. Our governing documents give the BOD great discretion on how to use these funds and it can be changed by them at any time. What would you like to see the transfer fee to be in the future?

45% keep it at \$1500

55% said something greater than \$1500 with more people saying something close to \$2000.

John Lines took a deep dive into survey results. Discussion about amenity attendants having a station with someone posted at all times.

Capital contribution to be on next agenda.

Member Speaking Time:

Member brought up an issue concerning private information within Paseo. Adam Radler gave a brief explanation of how other communities manage membership access and information. Explanation of our server and firewall was given. Encrypted system that stores our information.

Member brought up concern of having each server take on one more table. Concerns of pool attendants being at each gate as a deterrent for non-members coming in.



Member brought up concern of iphones and apple watches being used as keys to get into the pool areas. Concerns about Hotwire and customer service.

Member brought up concerns of Tiki Lot parking and golf carts.

Member gave praise for the synergy of the HOAs getting together for discussion. Discussion of non-members coming into the pool area. See something, Say something to management.

Member gave another concern over having too complicated of a method to get into the pool area. Photo ID is the most simple. Gave praise to the pool attendants. Something more needs to be done about non-residents coming into the pool area.

Member brought up concerns about why we budget to lose money. Pool attendants cannot be found. Comments about why not increase our Capital Contribution to \$3000. Concerns of “sleepy-time” music being played around the pool.

A member brought up a recommendation of having wristbands for people as a pool entry permit.

Upcoming Meeting:
August 24th at 5:00pm.

Adjournment:

John Lines 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
David Cabell (Aug 30, 2022 16:36 EDT)

July 20th 2022 Meeting Minutes Final

Final Audit Report

2022-08-30

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