



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
November 18<sup>th</sup>, 2020**

---

**Meeting called to order by Mike Pawielski at 4:00 pm**

**Proof of notice:**

Adam Radler verified proof of notice.

**Determination of quorum:**

Mike Pawielski verified a quorum of all in attendance.

**Board Members in Attendance:**

Mike Pawielski – President  
Ron Bendell – Vice President  
John Lines – Treasurer  
Patty Stanton - Secretary  
Dave Cabell – Director

**Management in Attendance:**

Adam Radler – General Manager/KW  
Brandon Watchowski – Admin

**Approval of Prior Meeting Minutes:** October 21<sup>st</sup>, 2020. 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:**

No members spoke.

**Reports**

- a. President: Mike Pawielski spoke
- b. Treasurer: John Lines spoke
- c. General Managers: Adam Radler spoke – Call for candidates will be sent out to the community for the board of directors. The deadline for turning in the intent to run form along with a one page resume is November 30<sup>th</sup> by close of business. Meet the candidates night was January 8<sup>th</sup> last year, we will look to be around that time. The election will take place January 19<sup>th</sup>, 2021.



d. Committee Reports

- a. Social Committee: Did Meet, Patty Stanton spoke. Committee will meet again on Friday. Watching New Year's Eve ticket sales with the rise in Covid-19
- b. DRC Committee: Ron Bendell spoke. 5 Reviews. Comments and complaints about roof tiles in Paseo. Email was sent to sub association presidents reminding of the importance of maintenance of roofs.
- c. Hotwire Committee: Cable has not met.
- d. Maintenance Committee: Dave Cabell spoke. 4 items completed. 5 items in progress. 10 outstanding items.

**Old Business:**

- a. Discussion on current operations during Covid-19: Adam Radler discussed why employees are difficult to find during this time. New staff members are on the way. Mike Pawielski asked about staffing for New Years. Adam Radler and Patty Stanton gave explanation and plans moving forward.
- b. Update on Tropitone and KB Patio orders: Adam Radler gave update on furniture.
- c. Bistro Bar Stools: Adam Radler explained that the quotes are for standard height stools. Vendor has been contacted for a different lineup. Patty Stanton gave an option for cutting down the stools to the correct height.

**New Business:**

- a. Landscape Bid Evaluation: Dave Cabell spoke – four bids were received. Dave Cabell motioned to change landscape vendors to Ameriscape for 2021 and 2022 and empower both Adam Radler and the landscape committee chair (Dave Cabell) to negotiate a contract with Ameriscape. Mike Pawielski seconded the motion. A discussion took place. All in favor – the motion passed unanimously.
- b. Review of fencing project for practice pickleball court: John Lines motioned to accept the bid from Ritzman Courts for \$850. Dave Cabell seconded the motion. A discussion took place. To come out of the working capital fund. All in favor – the motion passed unanimously
- c. Review of carpet project for theater: Discussion of different options for this project took place. John Lines motioned to acquire acoustic fabric for the walls not to exceed \$1500. Dave Cabell seconded the motion. All in favor – the motion passed unanimously.
- d. Tiki Re-design: Adam Radler discussed vendor conversation.



- e. John Lines motioned amend the agenda and to add line item E for transferring from operations to the replacement reserves. Patty Stanton seconded the motion. John Lines motioned to transfer \$700,000 from operating surplus to replacement reserves by the end of the year or close to the start of the year 2021. Dave Cabell seconded the motion. A discussion took place. All in favor – Motion passed unanimously.

**Member Speaking Time:**

Deb Johnson – Spoke about landscape committee and noting that the Master concerns are different with Crawford than that of Condos.

**Upcoming Meeting:**

Next meeting will take place on the 16<sup>th</sup> of December at 4:00pm.

**Adjournment:**

Dave Cabell motioned to adjourn. John Lines 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