



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
October 18<sup>th</sup>, 2023**

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**Meeting called to order by Travis Otto at 4:30 pm**

**Proof of notice:**

Rosa Nieves verified proof of notice.

**Determination of quorum:**

Travis Otto verified a quorum of 5/5 in attendance.

**Board Members in Attendance:**

Travis Otto – President  
Ron Bendell – Vice President  
John Lines – Treasurer  
Mike Pawielski – Secretary  
Cora Revis – Director – Remote

**Management in Attendance:**

Rosa Nieves – General Manager  
Brandon Watchowski – Administrative Assistant

**Approval of meeting minutes from September 20<sup>th</sup> 2023:**

John Lines motioned to dispense reading the draft minutes and approve as written. Mike Pawielski seconded. All in favor – the motion passed unanimously.

**Member comments related to Agenda Items:**

Three members took this time to speak.

**Reports:**

**A. President::** No President Report

**B. Treasurer:** John Lines went over the current standing of the association. Ron Bendell discussed the glycol line and the Tiki Project.



**C. General Manager:** Rosa Nieves gave an update on the community. Access Control was discussed. Member Services is in the process of being trained on the new equipment. Ron Bendell had a few questions on the Access Control system. Concerns on if KW is receiving kickbacks from vendors.

**D. Committees:**

DRC – Ron Bendell gave an update. 6 applications in September, 5 approved. October 2 applications. Thanks to George Allan for his service as DRC chair. He is stepping down as chairman. Matt Galligan was elected as chairman, and Wilson Wheeler as Vice-Chair.

Pickleball – Mike Pawielski gave a brief update. Mr. Pawielski also ensured that the new pickleball courts are a very low priority project.

Landscaping – Did not meet

Maintenance – John Lines Motioned to raise maintenance value back to \$10,000. Mike Pawielski seconded the motion. Ron Bendell brought up concerns about non-permitted items, and a rogue maintenance committee.

All in favor – Ron Bendell: No. Travis, John, Mike, Cora: Yes. The motion passed 4/1.

**E. New business:**

John Lines motioned to spend \$14,000 on new umbrellas. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.

**Upcoming Meeting:**

November 15<sup>th</sup> at 5:30pm.

**Adjournment:**

Ron Bendell motioned to adjourn the meeting. John Lines seconded the motion. All in favor – the motion passed unanimously.

**Minutes thoughtfully submitted**

By: Rosa Nieves, LCAM General Manager

On behalf of the Board of Directors