



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
September 23<sup>rd</sup>, 2020 (Remote)**

---

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

**Determination of quorum:**

Mike Pawielski verified quorum

**Board Members in Attendance:**

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

**Management in Attendance:**

Adam Radler – General Manager/KW

**Prior Meeting Minutes Approval:**

John Lines motioned to dispense reading and approve Aug 19<sup>th</sup>, 2020 Minutes. Patty Stanton seconds the motion. All in favor – the motion passed unanimously.

**Member Speaking Time Related to the Agenda:**

No members spoke.

**Reports:**

**President** – Mike Pawielski: Thanks to staff, and community for improvement projects that have added noticeable value to the community. Thanks to Rob Arent, the former District Manager.

**Treasurer** – John Lines – more detail about financials to be held at budget workshop.

**General Manager** – Adam Radler – Detailed the repair work projects.

**Committee**

**Finance** – John Lines: Members have been informed of financials and gave comments for budget workshop.

**Maintenance** – David Cabell: Heaters at Tiki have been installed. Roof has been touched up. Thanks to Mike Buechlein, John Lines, Jim Heether, and others for their help. This has saved approximately \$5000 in labor. Kiddie pool had a water leak. This will be looked into.

**Tennis** – Tennis has not met

**Social** – Patty Stanton: Photoshoot of the property took place this month. Committee meeting is September 24<sup>th</sup>. More to come after the meeting.



**Cable** – Ron Bendell: Thanks to John Eberhardt. 18 of the 95 residents who declined Hotwire have now signed up.

**DRC** – Ron Bendell: 7 applications approved. Eblast was sent due to applications being received days before work. Ron Bendell motioned to appoint George Allen to the committee. John Lines seconded the motion. All in favor – the motion passed unanimously.

Provencia requested new colors for roof tiles due to previous color is no longer available.

## **Old Business:**

**Update on drainage project** – Adam Radler: Labor intensive. This project is being done at this moment.

**Discussion on current operations during Covid-19 (theater, Pub dining)** – Adam Radler: October 17<sup>th</sup> is starting date for the theater with guidelines and floorplan for social distancing. Board agreed with the items.

Begin offering indoor dining on the 6<sup>th</sup> of November. Seating every other table at 50% capacity. Bar will be 1<sup>st</sup> come 1<sup>st</sup> serve. Patty Stanton brought up masks to wear to seat. Take-out also a concern. Adam Radler stated the staffing is not there for take-out. Adam asked the board about entertainment indoors for rainy days. The board agreed.

## **New Business:**

**Reopening of Tennis Courts for league play** – John Lines motioned to allow outside leagues. Patty Stanton seconded the motion. All in favor – the motion passed unanimously.

John Lines motioned to go back to existing guest policy at Paseo. Dave Cabell seconded the motion. Discussion concerned maintaining social distancing. All in favor – the motion passed unanimously.

**Tucci umbrella additions** – John Lines motioned to approve up to \$11,000 contingent on John and Patty approving a formal quote. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.

**Lighting Project** – Patty Stanton motioned to approve lap pool lighting as submitted \$4362.77. Mike Pawielski seconded the motion. Discussion: Patty noted that this area could be leveraged for private parties and social gatherings. All in favor (John Lines recused) – the motion passed unanimously.

Patty Stanton motioned to replace hanging pendants at Member Services \$2739.93. Mike Pawielski seconded the motion. All in favor (John Lines recused himself) – the motion passed unanimously.

Patty Stanton motioned to approve seven portable lights \$4976.51. Mike Pawielski seconded the motion. All in favor (John Lines recused himself) – the motion passed unanimously.

**Budget 2021** – John Lines to go through more detail tomorrow at the meeting.

**Bistro Bar Stools** – Patty asked Adam if KW had come up with a plan for storage for bar stools for the



gathering table/serving area. Although the initial idea was to use saddle stools that could be stored under the overhang, they would stick out at the bottom and would be a safety concern. Adam does not want to move forward with the new recommendation until he come up with a storage solution.

This item is tabled to the next meeting.

**Member Speaking –**

Linda Adler – the theater needs to be open 3 days a week. Pub should be open for more than 1 day in the week. Concern that the Bistro is not being utilized.

Ian Noy – Security concerns around the pool.

**Schedule Next Meeting:**

October 21<sup>st</sup> immediately after budget meeting.

**Adjournment:**

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

**Minutes thoughtfully submitted**

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors