

**PASEO WESTPARK MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE/AGENDA
July 28, 2025 at 6:00 P.M.
Santa Rosa Apartments, 500 Cardiff, Irvine, CA 92606
Gate Code: 3300**

6:00 I. CALL TO ORDER

6:01 II. EXECUTIVE SESSION DISCLOSURE

6:02 III. OPEN FORUM

6:20 IV. COMMITTEE REPORTS
A. Parking Committee

6:25 V. FINANCIAL UPDATE

6:30 VI. CONSENT CALENDAR

Note: Items on the consent calendar are usually one of the following: (1) of a routine nature; (2) generally need no further discussion; (3) documenting or ratifying action already taken by the Board and/or providing further clarification of the motion.

- A. Approval of Board Meeting Minutes of 5/19/25 and 6/23/25
- B. Acceptance of Financial Statements for the Period Ending 6/30/25
- C. Acceptance of Financial Statements for the Period Ending 5/31/25

6:35 VII. MANAGEMENT UPDATE

- A. Review of Action List
- B. Internet and Ring Camera Installation at Pool Areas / Virtual Security Guard
- C. Pool Monitoring

6:45 VIII. UNFINISHED BUSINESS

- A. Proposed Changes to Rules and Regulations Re: Pool Hours
- B. Annual Meeting of the Delegates and CC&Rs and Bylaws Updates – Review of Documents

6:55 IX. NEW BUSINESS

- A. Appointment of Delegates for Montage, Vintage, Cortina, Trieste, and Tortuga
- B. Surveillance Signage at Pool Areas
- C. Association Credit Card
- D. Swim Lessons Complaint
- E. New Law Re: Violations and Fines (Civil Code Sections 5850 and 5855)
- F. Save Irvine Open Space Request
- G. Investments

7:25 X. SCHEDULE NEXT MEETING – SEPTEMBER 22, 2025

7:00 XI. ADJOURN

EXECUTIVE SESSION MEETING NOTICE/AGENDA

Closed to members

July 28, 2025 at 5:30 P.M.

Santa Rosa Apartments, 500 Cardiff, Irvine, CA 92606

- I. Call to Order
- II. Approval of Minutes
- III. Hearings / Noncompliance Matters
 - A. Basketball Hoop Stored in View of Common Area
 - B. Delinquent Assessments
 - C. Delinquent Assessments
 - D. Delinquent Assessments
 - E. Delinquent Assessments
 - F. Delinquent Assessments
 - G. Delinquent Assessments
 - H. Delinquent Assessments
 - I. Dead/Dying Lawn
 - J. Holiday Lighting
 - K. Trash Containers Left Out After Collection
- IV. Contractual Matters
 - A. Retainer Agreement Renewal
 - B. Proposal to Install New Plants or Mulch in Front of School
 - C. Proposal to Replace Plants at Entrance to Santa Cruz
 - D. Notice of Janitorial Contract Increase
- V. Collection Matters