

**PASEO WESTPARK MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE/AGENDA
September 22, 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

(1) Inquiry Re: Parking Permit Program in District 0

(2) Inquiry Re: Permit Renewal on Website

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 7/28/25

B. Acceptance of Financial Statements for the Period Ending 8/31/25

C. Acceptance of Financial Statements for the Period Ending 7/31/25

6:35 VII. MANAGEMENT UPDATE

A. Review of Action List

B. Additional Ring Camera Installation at Pool Areas Status

C. Pool Hours Change Status

D. Association Credit Card Status

6:45 VIII. UNFINISHED BUSINESS

A. Annual Meeting of the Delegates and CC&Rs and Bylaws Updates

B. New Law Re: Violations and Fines (Civil Code Sections 5850 and 5855)

6:55 IX. NEW BUSINESS

A. 2026 Transfer of Funds Resolution

B. Investments

7:25 X. SCHEDULE NEXT MEETING – OCTOBER 27, 2025

7:00 XI. ADJOURN

EXECUTIVE SESSION MEETING NOTICE/AGENDA

Closed to members

September 22, 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. Delinquent Assessments
 - B. Delinquent Assessments
 - C. Gutters Require Maintenance
 - D. Gutters Require Maintenance
 - E. Landscape Requires Maintenance
 - F. Lawn Requires Mowing
 - G. Window Shutters Require Painting
 - H. Items Stored in View
 - I. Items Stored in View
 - J. Trees Require Trimming,
 - K. Landscape Requires Maintenance
 - L. Landscape Maintenance Violation Update
- IV. Legal Matters
 - A. AB130 – Attorney Discussion Re: Revisions to Enforcement and Fine Policy and Resolution Re: Violations With Potential For Adverse Health or Safety Impact
- V. Contractual Matters
 - A. Revised Proposal to Scalp and Overseed Turf at Parks and Monument Corners
 - B. Proposal to Install New Trees Along Paseo Across from School
 - C. Proposal to Install New Bougainvillea on Corner of Villanova and Warner
 - D. Proposal to Replace Plants at Santa Cruz Pool Area Due to Plumbing Repairs
 - E. Proposal to Install Door Prop Alarms at Pool Areas
- VI. Collection Matters