

**PASEO WESTPARK MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE/AGENDA
July 20, 2026 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 5/18/26
- B. Approval of Board Meeting Minutes of 6/8/26
- C. Acceptance of Financial Statements for the Period Ending 6/30/26
- D. Acceptance of Financial Statements for the Period Ending 5/31/26

6:35 VII. MANAGEMENT UPDATES

- A. Review of Action List
- B. Cityside Fiber Update
- C. CC&R and Bylaw Amendment Updates
- D. Parking Lot Sealcoating
- E. Restriping of Santa Clara Tennis Court #1 for Pickleball
- F. Monument Corner Maintenance

6:45 VIII. UNFINISHED BUSINESS

- A. Proposed Enforcement & Fine Policy Revision
- B. Proposed Revisions to Rules & Regulations
- C. Pool Issues
- D. Tennis Court Windscreen Replacement

6:55 IX. NEW BUSINESS

- A. Audit Approval
- B. Request for Improved T-Mobile Cellular Service at Santa Cruz Pool Area
- C. Investments

7:25 X. SCHEDULE NEXT MEETING – SEPTEMBER 21, 2026

7:30 XI. ADJOURN

EXECUTIVE SESSION MEETING NOTICE/AGENDA

Closed to members

July 20, 2026 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. Dead/Dying Lawn
 - B. Dirty Gutters
 - C. Shrubs Require Trimming
 - D. Items Stored in View
 - E. Home Requires Repainting
 - F. Yard Requires Weeding
 - G. Trees Require Trimming
 - H. Dirty Gutters
 - I. Lawn Needs Mowing and Weeding
 - J. Complaints Re: Alleged Violations
 - K. Request for Extension
- IV. Contractual Matters
 - A. Proposals to Repaint Tennis Court Fencing
 - B. Proposal to Remove Pine Tree
 - C. Proposal to Replace Rectangle Valve Box by Santa Clara and Paseo Westpark
 - D. Proposals to Replace Ligustrum Shrubs on Corner of Hearthstone and Irvine Center Drive
 - E. Proposals to Replace Kantech Controller
 - F. Reserve Study Proposal
 - G. Termite Reports and Treatment Proposals
- V. Collection Matters
 - A. Delinquency Report Review
 - B. Resolutions to Foreclose