

# Paradiso Villas HOA Board Meeting

2<sup>nd</sup> Quarter – May 21, 2024 / 6:00 pm

Minutes of Open Session

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## Attendance:

Meeting Location: PAMco Conf Rm / 700 Market St. / Bldg 3; and on Zoom.  
Board Members Present: Jos DenHartog / Michael Goodnow / Martin West  
PAMco Representative: Nick Chomycia (Community Manager)  
Homeowners attending in person: Units: < #79 / #86 / #93 / #121 >  
Homeowners attending on Zoom: Units: < #77 >

## Establish Quorum:

Quorum established; full Board present.

**Approval of Minutes** - for the 1<sup>st</sup> Qtr. Board Meeting of February 20, 2024.

A motion was made and seconded to approve the Minutes of the 1<sup>st</sup> Qtr. Board Meeting (February 20, 2024) as presented. The motion was voted on and passed. Detailed Minutes are posted on ParadisoVillas.com

## Financials:

Treasurer, Michael Goodnow, presented an account report as of April 30<sup>th</sup>, 2024. He stated that the Community is heading in the right direction, and financial expenditures are within the anticipated range.

## Committee Review:

**Landscaping** – President, Jos DenHartog, reported that our *2024 Project Plans* are well underway. Thus far, 39 Units have received shrub replacements. These new shrubs are flourishing due to frequent rain storms during Spring. Cedar Park remains under Stage 3 Watering Restrictions – Use of One Irrigation cycle per week. Paradiso Irrigation occurs on Tuesday mornings and Tuesday evenings. However, the City never restricts hand watering (using a bucket or hose).

We encourage Homeowners to water the shrubs around their home during periods of heat stress (July & August). Doing so on Fridays or Saturdays would be most helpful.

Several Hardscaping Projects are yet incomplete. Work will continue on these throughout the coming months.

Tree Trimming has been scheduled for the end of August. In an effort to manage costs, HALF of the community will be trimmed this year – Units North of the main entry road off Parmer. The other half will be done next year. Arborists assure us that an every-other-year schedule is entirely sufficient for tree health.

**Web site** – DenHartog reminded Homeowners who are considering replacing their roof shingles, that ParadisoVillas.com provides the product details they need. Check the section, Home Maintenance, on the “Our Community” page. From the “Forms” page, they can download an “Architectural Review Request Form 2022-V2”, which must be submitted and approved before work can commence.

## New Business:

**Audit Update** – Community Manager, Nick Chomycia, reported that the Audit is ongoing, and he will ask the Audit company for an update on progress.

**Pool Plastering / Pool Cleaning** – President, Jos DenHartog, reported that re-plastering the pool was completed earlier this Spring, and the pool is now open to residents.

Hines Pool Services maintains the pool itself. Cleaning services for the bathroom facilities is provided by a different company under a separate contract. Goodnow had earlier recommended that the Board explore other service providers for potential savings. Bids were received and discussed; however, there was no cost savings. The Board is satisfied with our current provider, but their contract has recently expired. Our contract with Hines Pool Services also needs renewal. Chomycia was asked to contact both companies and request new written contracts. The Board will follow-up with this process soon.

**C.D. Status** – Paradiso Villas currently holds three CD's, which have been on automatic renewal (Apr, May, June of 2024). An ongoing discussion by the Board resulted in a decision to purchase one additional CD (for \$60,000) to mature every six-months. The Paradiso Reserve Account will fund this CD, as it has the previous three (in lesser amounts). A vote was taken, and it passed unanimously. The interest earned will further support our Reserves Account.

**CCR Change (Renter' Cap)** – DenHartog mentioned that in January of this year, interest was raised in creating a cap on the number of Rental Units. Doing so would require a legal change to our CCRs. To gauge the degree of support for this measure, an initial Poll was emailed to all Homeowners on Jan. 29. This poll was emailed again on June 4 to the 67 Homeowners who had not responded earlier. DenHartog asked Chomycia to inform the Board of the results on July 1.

#### **Homeowner's Forum:**

-- Unit 79 / Homeowner asked for clarification of the Renters' Cap. If a change is made to the CCRs, would it grandfather the Units that are already being rented ? -- *The Board explained that a change in the CCRs would include a grandfather clause. Units leased prior to the CCR Amendment date would be exempt from the restriction. If such a Unit is sold, however, the exemption would cease to exist. The grandfather clause would not extend to new owners.*

#### **Adjournment:**

A motion was made and seconded to adjourn the Open Session; motion passed. Meeting was adjourned. The Board went into Executive Session.