

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 26, 2011**

- NOTICE OF MEETING** Upon due notice, given and received, the Board of Directors of Park Paseo Homeowners Association, a California nonprofit mutual benefit corporation, held its postponed meeting on Monday, September 26, 2011, at the clubhouse, located at 25 Christamon West, Irvine, California. It was noted that the meeting agenda was placed in the common area at least four (4) days prior to the meeting.
- PRESENT**
- Directors Present: Tanja Fournier, President
 Roland Philipp, 2nd Vice President
 Mike Krahelski, Secretary
 Howard Scott, Treasurer
- Directors Absent: Brian Hagadorn, 1st Vice President
- Representing PCM: Dana Davidson, CCAM
 Senior Vice President; and
 Janal Barkley, Associate Manager
- Others Present: Gus Aarnaes and Ric Cox, Park
 Paseo Co-Managers; and Liz Abel
 and her son Brian Abel.
- CALL TO ORDER** Tanja Fournier, the President, called the meeting to order at 6:30PM.
- HOMEOWNER FORUM** Homeowner Forum
 There were no owners present during homeowner forum.
- MINUTES** Minutes
 Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board approved the August 8, 2011 General Session meeting minutes, as corrected.
- Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board approved the August 8, 2011 Executive Session meeting minutes, as corrected.
- FINANCIALS** Financials
 The Board reviewed the July, 2011 financial statement that was prepared by ASYST. Upon a motion duly made by Krahelski, seconded by Fournier and unanimously carried, the Board approved the financial statement as submitted, subject to audit.
- Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board approved to eliminate the \$500.00 petty cash fund. Gus Aarnaes will deposit the money in the operating bank account and notify ASYST to

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record the transaction in the September, 2011 financial statement.

**DELINQUENCY
REPORT**

Delinquency Report

The Board reviewed and filed the September 2011 delinquency report. Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the delinquency report was approved as submitted. No action further was required of the Board at this time.

HEARING

Hearing

Account No. 7762013-0

The owner and her minor son were called to a Hearing to discuss some vandalism that occurred at the pool area on September 4, 2011; both were present at the meeting. Information was provided to the owner on the type of vandalism that occurred. The owner advised the Board that her son's friends were responsible for the damages and they were all told that they are not welcome back to use the facilities. The minor son apologized for being disrespectful to the security guard and said that it would not happen again. The guard also confiscated the owner's pool key during the incident. Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board approved to impose a \$35.00 common area vandalism charge to the owner's assessment account and to return the pool key upon payment of said charge.

OLD BUSINESS

Old Business

Doggy Walk Stations

The Board directed Management to obtain proposals for the purchase and installation of doggy walk dispensers that preferably could be affixed to the Quickcrete trashcans. If that style of dispenser is not available, then Management is to identify a stand-alone style that has signage and a trashcan attached.

Northstar Swim Team

Stacy Fujiwara and Alonza Cruse arrived at 7:30PM to meet with the Board for a post-season review of the swim team. They delivered 3 trophies that were won by the team for display in the clubhouse. They reported a total of 119 swimmers on the team this year, with 19 of them being non-residents. They indicated that they will ask to host 2 swim meets at Park Paseo this next season, as well as a tri-meet. They also stated that the Irvine Swim League attempted to increase swim team sizes to 130; however, the motion did not pass and the teams will remain 120 for the next swim season. Mr. Cruse advised the Board that

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the starting blocks will need to be replaced for the next season and that he will work on that project in February or March 2012. Mr. Cruse asked the Board if the Swim Board could use the clubhouse for its monthly board meetings. The Board agreed that the meetings could be held at the clubhouse; however, paid rentals and previously approved fee-waived meetings would take priority and the meetings can only be held during weekday evenings. Tanja Fournier congratulated them on a successful season and brought forth some concerns that the Board was made aware of, which consisted of the following: swim lane lines were not put away at the end of the season, practice start and stop times were not adhered to and the roster was not submitted to the Association in a timely manner. It was made clear that the roster needs to be updated and submitted as registrants submit paperwork to the team so that swimmer eligibility can be determined right away on a go-forward basis. Ms. Fujiwara and Mr. Cruse agreed to comply with all requests and departed the meeting at 8:03PM.

BBQ Replacements at Prosa Pool

No action was required as the barbecues were previously installed.

NEW BUSINESS

New Business

Tree Trimming

The Board reviewed proposals for tree trimming of Eucalyptus, Sycamore and Pine and for removal and stump grinding of 24 Eucalyptus and 1 Pine. Upon a motion duly made by Scott, seconded by Krahelski and unanimously carried, the Board approved the proposal from Earthcare Landscape, Inc. for a cost of \$12,970.00, which is to be paid for out of operating funds.

Fire Sprinkler Repairs

The Board tabled review of the proposals for fire sprinkler repairs pending further research and new bids.

Door Replacement at the Clubhouse

The Board tabled its decision on a door replacement proposal pending further research and additional bids.

Draft Reserve Study

The Board reviewed the draft reserve study prepared by Reserve Data Analysis, dated August 29, 2011. The Board provided Management with corrections that were needed and directed Management to obtain a revised reserve study.

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Appointment of Inspectors of Election Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board appointed Art and Wendy Goldstein as Inspectors of Election for the 2011 Annual Meeting of the Membership and Election of Directors. It is noted that only one can serve as the Inspector and the other can assist.

Newsletter Articles Discussion took place regarding the monthly newsletter. It was requested that the name, Park Press, be restored and that the tree icon be placed back on the newsletter.

COMMITTEE REPORTS **Committee Reports**

Architectural The Board reviewed the Architectural Committee meeting minutes of August 31, 2011. Upon a motion duly made by Scott, seconded by Krahelski and unanimously carried, the Board accepted the minutes as submitted.

Community Activities The Board reviewed a proposal from Body Business to provide a Fitness Boot Camp service to the residents. Discussion ensued on potential liability and ADA issues. Management was directed to contact legal counsel for a review.

The Board discussed the upcoming community barbecue, which is scheduled for Sunday, October 2, 2011. Upon a motion duly made by Scott, seconded by Krahelski and unanimously carried, the Board approved up to \$300.00 in expenses for the barbecue. Management will be contributing funds to offset expenses, as well.

Facilities There was no report on facilities.

Landscape There was no report on landscape.

MANAGEMENT REPORTS **Management Reports**

The Board reviewed and filed the following monthly Management reports: Action List and Correspondence.

The Board discussed the Property Inspection Report and the draft community reminder notices.

NEXT MEETING The next meeting was scheduled for Monday, October 10, 2011 at 6:30PM.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 9:30PM.

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ATTEST

Name Title

Name Title