

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 10, 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 regularly scheduled meeting on Monday, October 10, 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
Brian Hagadorn, 1st Vice President
Roland Philipp, 2nd Vice President
Mike Krahelski, Secretary
Howard Scott, Treasurer
- Directors Absent: None
- Representing PCM: Dana Davidson, CCAM
Senior Vice President
- Others Present: Gus Aarnaes, Park Paseo Co-Manager
- CALL TO ORDER** Tanja Fournier, the President, called the meeting to order at 6:34 PM.
- HOMEOWNER FORUM** **Homeowner Forum**
There were no owners present during homeowner forum.
- CONSENT CALENDAR** **Consent Calendar**
Upon a motion duly made by Krahelski, seconded by Scott and carried, the Board approved the Consent Calendar, which consisted of the following items (Hagadorn abstained from approval of the meeting minutes only; all other items were unanimously carried):
- September 26, 2011 Regular Session Minutes
 - August 2011 Financial Statement, prepared by ASYST, and subject to audit
 - Reimbursement of expenses for the community BBQ and gift for retiring PPHOA managers, payable to Tanja Fournier, in the amount of \$1,183.80
- DELINQUENCY REPORT** **Delinquency Report**
There was no delinquency report available for the meeting.
- OLD BUSINESS** **Old Business**
- Draft Reserve Study** The Board reviewed the revised draft reserve study prepared by Reserve Data Analysis, dated October 4,

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 10, 2011**

2011. The Board provided Management with additional revisions needed. Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board approved the reserve study as amended.

Fire Sprinkler Repairs

The Board reviewed the proposals submitted for fire sprinkler repairs needed at the clubhouse front and back patio covers. Management advised that the need for fire sprinklers was researched and it was confirmed by the Orange County Fire Authority that they were necessary. Upon a motion duly made by Krahelski, seconded by Philipp and unanimously carried, the Board approved the proposal from Cosco Fire Protection, Option #2, for a cost of \$780.00.

NEW BUSINESS

New Business

Tree Trimming

The Board reviewed a proposal from Earthcare Landscape, Inc for additional tree trimming. The proposal included 27 trees (Ficus, Pear, Malaleuca and Tristania) bordering the clubhouse parking lot, surrounding the clubhouse structure and at the main pool. Upon a motion duly made by Krahelski, seconded by Philipp and unanimously carried, the Board approved the proposal, for a cost of \$2,635.00.

Draft Budget

A draft budget was not available for Board review; however, a discussion was held on income and expense categories. Management was directed to prepare a draft budget following receipt of the September 2011 financials from ASYST.

Newsletter Articles

A discussion took place on possible newsletter articles. Management will prepare a newsletter for Board review.

COMMITTEE REPORTS

Committee Reports

Architectural

The Board reviewed the Architectural Committee meeting minutes of September 28, 2011. Upon a motion duly made by Krahelski, seconded by Scott 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-related issues. Management consulted with legal counsel who advised that if the Board decides to allow the Fitness Boot Camp, that appropriate insurance should be obtained and the Association needs to be added as an additional insured on the service provider's policy. Additionally, legal

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 10, 2011**

counsel recommended that only Park Paseo residents be allowed to participate in the Fitness Boot Camp. Upon a motion duly made by Krahelski, seconded by Scott and unanimously carried, the Board approved to allow Body Business to provide a Fitness Boot Camp for Park Paseo residents provided that the insurance requirements are met as stated. In addition, the Board requested that each of the individual Board Members also be named as an additional insured on the policy and that the insurance limit be set at a minimum of \$1,000,000.00.

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, Property Inspection Report, Work Order Report, Architectural Activity Report and Correspondence.

NEXT MEETING

The next meeting was scheduled for Monday, November 14, 2011 at 6:30PM.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:21PM.

ATTEST

Name

Title

Name

Title