

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 14, 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, November 14, 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: Howard Scott, Treasurer
Ric Cox, 2nd Vice President
Mike Krahelski, Secretary
Brian Hagadorn, 1st Vice President
(Mr. Hagadorn arrived at 7:11 p.m.)
- Directors Absent: Tanja Fournier, President
- Representing PCM: Dana Davidson, CCAM
Senior Vice President
- Others Present: Gus Aarnaes
- CALL TO ORDER** Howard Scott, the Treasurer, called the meeting to order at 6: 37 p.m.
- HOMEOWNER FORUM** **Homeowner Forum**
The single owner present during Homeowner Forum did not wish to address the Board.
- 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 (Cox abstained from approval of the meeting minutes only; all other items were unanimously carried):
- October 10, 2011 Regular Session Minutes
 - September 2011 Financial Statement, prepared by ASYST, and subject to audit
 - October 2011 Delinquent Summary Report
- OLD BUSINESS** **Old Business**
None
- NEW BUSINESS** **New Business**
- Clubhouse Fee Waiver
Request for Daisy Troop** The owner of 19 Lucero W submitted a written request for a fee-waived clubhouse reservation on 5 occasions (one date had already passed). The usage would be on Fridays,

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from 2:30 p.m. to 3:30 p.m., for first grade Daisy Troop #1949. A roster was submitted with the request and it was noted that of the 16-member troop, 12 are residents of Park Paseo. Upon a motion duly made by Krahelski, seconded by Scott and passed, the Board approved the request as it was submitted, provided that Daisy Troop is advised that paid rentals will take precedence. Cox opposed the motion.

Account #7768025-3

The owner submitted a request for a payment plan following the September 26, 2011 Board meeting. Since that time, the owner made a partial payment and all that is outstanding as of this date is the unpaid assessments for the months of September and October 2011. The owner requested to be allowed to pay the current assessments plus an additional \$10.00 per month on the arrearages until the account is paid in full. Management recommended that the Board deny the proposed payment plan and extend an offer to the owner to pay the arrearages within 3-6 months. Upon a motion made by Krahelski, seconded by Scott and unanimously carried, the Board approved a 3-month payment plan.

Director Brian Hagadorn joined the meeting at this point and was present for the remainder of the meeting.

**Draft Budget for FYE
12/31/12**

Management submitted a draft budget for the fiscal year ending December 31, 2012. The draft budget proposed an assessment increase from \$83.00 to \$88.66 per month, which is a 6% increase over the 2011 assessment. The Board reviewed the budget in detail and made changes accordingly. Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board approved the budget for the fiscal year ending December 31, 2012 with a monthly assessment of \$85.00 per month, per household.

COMMITTEE REPORTS

Committee Reports

Architectural

The Board reviewed the Architectural Committee meeting minutes of October 26, 2011. Upon a motion duly made by Howard, seconded by Krahelski and unanimously carried, the Board accepted the minutes as corrected. It was requested that Management be clearer in the descriptions as to what is being approved.

Community Activities

There was no report on community activities.

Facilities

There was no report on facilities.

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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, Annual Calendar, Architectural Activity Report and Correspondence.

NEXT MEETING

The next meeting was scheduled for Monday, December 12, 2011 at 6:30PM.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:14PM.

ATTEST

Name

Title

Name

Title