

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 14, 2012**

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, May 14, 2012, 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
Ric Cox, 2nd Vice President
Mike Krahelski, Secretary 6:55 p.m.

Directors Absent: Howard Scott, Treasurer

Representing PCM: Dana Davidson, CCAM
Senior Vice President

Others Present: Five (5) Homeowners

CALL TO ORDER

Tanja Fournier, the President, called the meeting to order at 6:36 p.m.

HOMEOWNER FORUM

Homeowner Forum

Karen Book expressed concern about the swim team hours being changed to 1:30 p.m. She believes that it is too early and is concerned that the residents might not have time to swim during the day. Ms. Book stated that she prefers the start time to be 3:30 p.m.

Vivian Atlas requested that doggy dispensers and bags be installed along the greenbelt. She was advised that the Board previously approved to install some and that Management would proceed forward with the order for them. She also reported some broken sprinklers and an area of the greenbelt that is saturated. Lastly, she expressed concern that the trash cans along the greenbelt may not be emptied frequently enough.

Diana Dru, Judy Kim and Alonza Cruse were present representing the Northstar Swim Team. They indicated that they had 113 swimmers registered to date and of that total, 16 on the list are non-residents. They indicated that they made several attempts to attract Park Paseo residents and could not fill the team, which is why it was opened up to non-residents. Mr. Cruse expressed a desire for a later swim team practice than what was approved due to children who would be attending summer school and because it would be tougher on working parents to get

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their children to an earlier swim practice. Therefore, he requested that the Board change the approved swim practice hours to the following: 4 lanes from 3:30-6:30 p.m. and then 3 lanes from 6:30-7:30 p.m.

CONSENT CALENDAR

Consent Calendar

Upon a motion duly made by Krahelski, seconded by Fournier and unanimously carried, the Board moved to approve the Consent Calendar, which consisted of the following items:

- April 9, 2012 Regular Session Minutes, with changes
- April 2012 Financial Statement, subject to audit
- CD Investments for 90 days
- April 2012 Delinquent Summary Report

LIEN RESOLUTIONS

Lien Resolutions

Upon a motion duly made by Krahelski, seconded by Hagadorn and passed, the Board moved to approve a lien resolution on the following account, should it not be paid current (Cox opposed): Account #7768026-8.

OLD BUSINESS

Old Business

Northstar Swim Team

The swim team requested permission to allow up to 20 non-residents on the team, which is limited to 120 by the Irvine Swim League. The Board discussed the matter at length. Brian Hagadorn made a motion to allow for 16 non-resident swimmers; the motion died due to a lack of a second. A new motion was then duly made by Hagadorn, seconded by Krahelski and unanimously carried, which granted approval to allow up to 10 non-resident swimmers on the team. The Board will require a \$50.00 check per person for non-residents and that all resident swimmers owner assessment accounts are in good standing.

The Board then discussed the swim team practice hours and upon a motion duly made by Fournier, seconded by Krahelski and unanimously carried, the Board moved to approve the following practice times: 4 lanes, Monday through Thursday from 2:30-6:30 p.m. The swim practice time will be reevaluated at a future date if any complaints are received.

NEW BUSINESS

New Business

Starting Block Anchors

Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board moved to approve the proposal from 1 Stop Pool Pros, Inc for installation of new starting block anchors at the Christamon pool, for a cost of \$5,100.00. The motion included a

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transfer of funds from reserves into operating for the expenditure. The Board directed Management to engage the swim team in the process to insure that the project is completed appropriately and prior to June 1, 2012.

Reserve Study

Upon a motion duly made by Cox, seconded by Hagadorn and unanimously carried, the Board moved to approve the proposal from Reserve Data Analysis for a reserve analysis study update, without a field inspection, for a cost of \$1,600.00.

Lifeguard/Pool Monitor

Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board moved to approve the proposal from Safe Swim for pool monitoring service during the summer months, for a cost of \$13,963.50. The Board requested that the monitors be a minimum of 18 years of age and that they are not Park Paseo residents.

Santiago Hills Elementary

The Board received correspondence from Santiago Hills Elementary school to place an advertisement for AWISH (a celebration of cultures scheduled at the school on June 1, 2012) in the next newsletter. Upon a motion duly made by Krahelski, seconded by Fournier and unanimously carried, the Board moved to approve the request and directed Management to place it on the front page of the next newsletter.

Property Inspections

A discussion was held about the need to conduct routine and consistent property inspections. In addition, the Board inquired on the "landscape of the month" award that used to come from the Architectural Committee. Management will determine if the Committee intends to continue with the monthly selections.

COMMITTEE REPORTS

Committee Reports

Architectural

The Board reviewed the Minutes of the April 25, 2012 Architectural Committee Review meeting. Upon a motion duly made by Cox, seconded by Krahelski and unanimously carried, the Board moved to accept the meeting minutes as submitted.

Community Activities

Upon a motion duly made by Krahelski, seconded by Cox and unanimously carried, the Board moved to approve the request for the 5th and 6th grade classes of Santiago Hills Elementary School to use the Christamon facility for year-end parties on June 21, 2012. The Board agreed to a fee waiver for the rental but requested that a deposit fee of

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\$100.00 be collected. Further, a homeowner sponsor must sign the rental agreement for each event.

Facilities

There was no report submitted regarding the facilities.

Landscape

There was no report submitted for landscape.

**MANAGEMENT
REPORTS**

Management Reports

The Board reviewed and filed the following monthly management reports: Action List, Work Order Report, Violation Report, Annual Calendar, Architectural Activity Report and Correspondence.

NEXT MEETING

The next meeting was scheduled for Monday, June 11, 2012 at 6:30 p.m.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:49 p.m.

ATTEST

Name Title

Name Title