

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 11, 2012**

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**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, June 11, 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, 1<sup>st</sup> Vice President  
   Ric Cox, 2<sup>nd</sup> Vice President  
   Howard Scott, Treasurer  
   Mike Krahelski, Secretary - 6:46 PM

   Representing PCM:      Dana Davidson, CCAM  
   Senior Vice President  
   Jessica Volgenau, CCAM  
   Community Manager

   Others Present:      One (1) Homeowner

**CALL TO ORDER**      Tanja Fournier, the President, called the meeting to order at 6:33 p.m.

**HOMEOWNER FORUM**      **Homeowner Forum**

Ms. Simone was present to discuss her request to use the pool for the end of the year pool party for the 6<sup>th</sup> grade class 10:30 a.m. – 2:30 p.m. on June 15<sup>th</sup>. The homeowner stated that there would be two (2) life guards that have been hired by them from 10 a.m. – 3 p.m. The homeowner must provide a copy of the liability insurance from the school district naming PPHOA and PCM as additional insured.

**CONSENT CALENDAR**      **Consent Calendar**

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

- May 14, 2012 Regular Session Minutes, with the following changes – PCM to clarify the community activity portion to state “facility” instead of pool, and include “year end parties”.
- May 2012 Financial Statement, subject to audit
- May 2012 Delinquent Summary Report

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**LIEN RESOLUTIONS**

**Lien Resolutions**

Upon a motion duly made by Krahelski, seconded by Fournier and carried, the Board moved to approve a lien resolution on the following accounts, should they not be paid current: Account: #7763002-7, #7765007-0, #7768040-2. Cox opposed.

Upon a duly made motion by Krahelski and seconded by Fournier and carried, the Board moved to remove the following account from the lien resolution list, but to deny the homeowner's request to waive the pre-lien fee: Account #7761223-7. Hagadorn and Cox abstained.

**OLD BUSINESS**

**Old Business**

**Closure of Chase Bank Account**

Management advised that it was having difficulty closing an account it was directed by the Board to close at Chase Bank. Ric Cox stated that he would work with Gus Aarnaes to determine who the check signers are on the account and to close the account.

**NEW BUSINESS**

**New Business**

**Santiago Hills 6<sup>th</sup> Grade Swim Party Request**

The owner of 45 Diamante submitted a request to sponsor a swim party for the 6<sup>th</sup> grade class at Santiago Hills Elementary. Upon a duly made motion by Hagadorn, seconded by Fournier and carried, the Board moved to approve the homeowner's request to sponsor the swim party for the 6<sup>th</sup> grade class as a one-time (not annual) event, subject to the receipt of the insurance documentation from the school district and hiring of lifeguards. Cox opposed.

**Blue/Green Card Program**

The Board reviewed correspondence from the owner of 12 Christamon West regarding a blue swim team card. Upon a duly made motion by Scott, seconded by Fournier and carried unanimously, the Board moved to approve the homeowner's request for a blue card application. The homeowner will need to submit the application to the onsite office.

**Correspondence – Wood Burning Fireplaces**

The Board reviewed correspondence from the owner of 19 Kara East regarding wood burning fireplaces. The Board took no action on the request but directed Management to

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write an article for the newsletter to remind homeowners to clean their chimneys.

**COMMITTEE REPORTS**

**Committee Reports**

**Architectural**

The Board reviewed the Minutes of the May 30, 2012 Architectural Committee Review meeting. Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board moved to accept the meeting minutes with the correction that the final inspection at 28 Palmatum is not complete as the column in front is incomplete. The Architectural Committee to review again, and note that it must completed within 30 days.

**Community Activities**

A brief discussion was held about the annual 4<sup>th</sup> of July celebration that is held at the main pool facilities. The Board confirmed that the event is to be held again this year and that the Northstars should be planning the 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, July 9, 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 8:12 p.m.

**ATTEST**

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Name Title

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Name Title