

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 13, 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, August 13, 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: Brian Hagadorn, 1st Vice President
 Ric Cox, 2nd Vice President
 Howard Scott, Treasurer
 Mike Krahelski, Secretary
- Directors Absent: Tanja Fournier, President
- Representing PCM: Jessica Volgenau, CCAM
 Community Manager
- Others Present: None.
- CALL TO ORDER** Brian Hagadorn, the 1st Vice President, called the meeting to order at 6:37 p.m.
- HOMEOWNER FORUM** **Homeowner Forum**
- Waived as there were no homeowners present.
- CONSENT CALENDAR** **Consent Calendar**
- Upon a motion duly made by Scott, seconded by Cox and unanimously carried, the Board moved to approve the Consent Calendar, which consisted of the following items:
- July 9, 2012 Regular Session Minutes, with the following changes – under community activities include that they thanked PCM for the donation and that they addressed some concerns regarding the operational issues that they had experienced.
 - July 2012 Financial Statement, subject to audit
 - \$40,000.00 CD Renewal set for 08/27/12 – renew for 6 months
 - \$40,000.00 CD Renewal set for 09/10/12 – renew for 3 months
 - July 2012 Delinquent Summary Report
- LIEN RESOLUTIONS** **Lien Resolutions**
- Upon a motion duly made by Krahelski, seconded by Hagadorn and unanimously carried, the Board moved to approve the lien resolutions for the following accounts should the homeowners not bring their accounts current: Account #7764019-9 and Account #7767001-2.

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OLD BUSINESS

Old Business

**Monument Signs –
Promotional Signs**

The Board reviewed the information and drawings. Management was instructed to obtain additional bids/proposals. No action was needed at this time.

NEW BUSINESS

New Business

**Request to Waive Pre-
Lien Charge –
Acct. #7761313-4**

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to approve the request.

**Request to Waive
Late Charges –
Acct. #7761211-3**

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to approve a waiver of \$15.00 only.

**2012 Draft Reserve
Study**

Upon a motion duly made by Krahelski, seconded by Scott and carried unanimously, the Board moved to approve the reserve study with the following changes: pg. 108 Prosa restroom was painted, pg. 106 roof has no warranty, pg. 107 anodized finished (no painting required), pg. 152 & 158 women's shower was completed, pg. 122 "Refiberglass", pg. 165 trash cans replaced, and Prosa to be spelled correctly.

**Key FOB System at
Pools**

Tabled until the September meeting, PCM to get bids for the project.

**Personal Touch –
Refuse Enclosure
Cleaning Proposal**

Upon a motion duly made by Scott, seconded by Krahelski and carried unanimously, the Board moved to approve the proposal at a cost not to exceed \$20.00 per month and to complete a power-washing 4 times per year for \$58.00 each time.

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COMMITTEE REPORTS

Committee Reports

Architectural

Committee Minutes

The Board reviewed the Minutes of the July 25, 2012 Architectural Committee Review meeting. Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to accept the meeting minutes as presented and to check 15 Kara East and 14 Lucero West to confirm the paint colors and to have the committee resume the choosing of monthly landscape winners.

**1 Campanero West –
Request for Extension**

Upon a motion duly made by Scott, seconded by Krahelski and carried unanimously, the Board moved to approve the homeowner's request for an extension until the end of November to complete the required home improvements/repairs.

Community Activities

There were no reports submitted regarding the community activities.

Facilities

There was no report submitted regarding the facilities.

Landscape

There was no report submitted regarding the 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 is scheduled for Monday, September 10, 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 8:23 p.m.

ATTEST

Name

Title

Name

Title