

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
REGULAR SESSION MINUTES
SEPTEMBER 10, 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, September 10, 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
 Howard Scott, Treasurer
 Mike Krahelski, Secretary

Representing PCM: Jessica Volgenau, CCAM
 Community Manager

Others Present: – 7769021
 – 7766041

CALL TO ORDER Tanja Fournier, Board President, called the meeting to order at 7:32 p.m.

**EXECUTIVE SESSION
DISCLOSURE**

An Executive Session was held on September 10, 2012 from 6:30 p.m. to 7:31 p.m. for the purpose of discussing the following items:

- Legal
- Delinquency Matters
- Non-Compliance
- Management company contract

HOMEOWNER FORUM **Homeowner Forum**

- 7769021 – The homeowner was present at the meeting to discuss a question about his bill. Management will speak with the homeowner regarding his statement.
- 7766041 – The homeowners were present at the meeting and had concerns regarding another home in the community. They wanted to know if there was anything that the Board could do regarding the number of people living in one home. Management will send a letter concerning the noise levels.

CONSENT CALENDAR **Consent Calendar**

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

- August 13, 2012 Regular Session Minutes, with the following changes – The second fee waiver request did not have complete account number.
- August 2012 Financial Statement, subject to audit
- \$90,000.00 of maturing CD's to be invested with Comerica Securities for 12 months
- August 2012 Delinquent Summary Report

LIEN RESOLUTIONS

Lien Resolutions

There were no lien resolutions to approve.

OLD BUSINESS

Old Business

**Personal Touch –
Refuse Enclosure
Power Washing**

Upon a motion duly made by Scott, seconded by Krahelski and carried unanimously, the Board moved to rescind the motion for the power washing by Personal Touch, due to the required \$270 minimum cost, and to retain the services of Steve Cox for \$60.00 per quarter for the power washing of the trash enclosures.

**Architectural
Standards – Red
Line Version**

This was tabled until the October meeting so that the Association attorney could complete the requested review and then meet with the Board at the next meeting.

**Pool Resurfacing
Project – Scheduling
And Tile Selection**

Tabled until October meeting for further review.

NEW BUSINESS

New Business

2013 Draft Budget

Tabled until the October meeting for further review.

**Patrol One – Draft
Post Orders**

Ric Cox provided updated copies at the meeting for the Board to review. Tabled until the October meeting for further review.

**Acct. #7761104 –
Request to Host Water**

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Aerobics Class Tabled until March 2013 - management to request additional information from the homeowner.

COMMITTEE REPORTS **Committee Reports**

Architectural Committee Minutes The Board reviewed the Minutes of the August 29, 2012 Architectural Committee Review meeting. Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to accept the ARC minutes as presented.

Acct. #7768033 – Request to Change Plans Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to deny any changes of the plans and to notify the homeowner that the ARC must review the plans.

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, October 8, 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 8:54 p.m.

ATTEST

	Name	Title
	Name	Title