

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
REGULAR SESSION MINUTES
OCTOBER 8, 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, October 8, 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: - Bradley Walker – Cane, Walker &
Harkins
- 7763029
- 7763008
- 7769019
- 7763015

CALL TO ORDER

Tanja Fournier, Board President, called the meeting to order at 6:34 p.m.

**EXECUTIVE SESSION
DISCLOSURE**

An Executive Session was held on October 8, 2012 from 7:30 p.m. to 8:15 p.m. for the purpose of discussing the following items:

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

HOMEOWNER FORUM

Homeowner Forum

- 7763008 – The homeowner was present to discuss her petition that was started regarding her concerns regarding the use of an off-site management company. The other homeowners present also shared their concerns with the Board. The Board will place this item on the November meeting agenda for an open discussion with all interested homeowners.

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CONSENT CALENDAR

Consent Calendar

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

- September 10, 2012 Regular Session Minutes, with the following changes – from Homeowner Forum, remove the addresses and include account numbers instead.
- September 10, 2012 Executive Session Minutes, with the change that the email from “Tanja” should say “Fournier”
- September 2012 Financial Statement, subject to audit
- September 2012 Delinquent Summary Report

LIEN RESOLUTIONS

Lien Resolutions

There were no lien resolutions to approve.

OLD BUSINESS

Old Business

2013 Reserve Study

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to approve the final draft of the reserve study as presented.

2013 Budget

Upon a motion duly made by Hagadorn, seconded by Fournier and carried unanimously, the Board moved to make the following changes to the budget: Audit - \$1,800.00, Postage - \$4,500.00, Reserve Analysis - \$2,300.00 and Electrical - \$3,000.00.

**Architectural Standards:
Red Line Version**

This item was tabled until the January 2013 meeting to allow management time to fill in the blanks, and have it reviewed by the Board.

**Pool Resurfacing
Project – Tile Upgrade**

Upon a motion duly made by Scott, seconded by Krahelski and carried unanimously, the Board moved to approve the change order for the tile upgrade at a total cost of \$6,346.38.

**Monuments and Wall
Plaques**

Tabled until the November meeting.

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NEW BUSINESS

New Business

**Cane, Walker &
Harkins – Bradley
Walker**

The association's legal counsel was present at the meeting to provide the Board with legislative updates and to discuss the Architectural Guidelines that he had reviewed.

**Assessment and
Billing Collection
Policy**

Tabled until the November meeting.

**Concrete Rehab Phase
Proposals**

Tabled until November meeting as the proposals had not been received.

**2012 Audit & Tax
Preparation Proposal**

Upon a motion duly made by Scott, seconded by Hagadorn and carried unanimously, the Board moved to approve the audit and tax preparation at a total cost not to exceed \$1,800.00.

**Sump Pump Circuit
Replacement Proposals**

Upon a motion duly made by Scott, seconded by Cox and carried unanimously, the Board moved to approve the Falcon Electric (\$1,395.00) and Harvest (\$960.00) proposals at a total cost of \$2,355.00.

**11 Diamante – Block
Wall Repair Proposal**

Upon a motion duly made by Scott, seconded by Hagadorn and carried unanimously, the Board moved to approve the proposal to repair the block wall at a total cost of \$950.00 and to coordinate with the landscapers to have the roots removed.

COMMITTEE REPORTS

Committee Reports

**Architectural
Committee Minutes**

The Board reviewed the Minutes of the September 27, 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.

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**Landscape Award
Recommendations**

The Board reviewed the list.

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, November 12, 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 9:22 p.m.

ATTEST

Name Title

Name Title