

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
REGULAR SESSION MINUTES
DECEMBER 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, December 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: Mike Krahelski, 1st Vice President
Shelley Cassity, 2nd Vice President
Brian Hagadorn, Secretary
Ric Cox, Treasurer

Directors Absent: Tanja Fournier, President

Representing PCM: Jessica Volgenau, CCAM
Community Manager

Others Present: - 7761121
- 7761104
- 7761126
- 7763029

CALL TO ORDER

Mike Krahelski, 1st Vice President, called the meeting to order at 7:27 p.m. and again at 7:57 p.m.

**EXECUTIVE SESSION
DISCLOSURE**

An Executive Session was held on December 10, 2012 from 6:30 p.m. to 7:25 p.m. and again from 7:47p.m. to 7:56 p.m. for the purpose of discussing the following items:

- Legal
- Delinquency Matters
- Non-Compliance
- Management Company Review

HOMEOWNER FORUM

Homeowner Forum

- The homeowners present addressed a concern that they had with a neighboring home specifically regarding a noise nuisance issue.
- Another homeowner was present to find out if her architectural application approval could be expedited.

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CONSENT CALENDAR

Consent Calendar

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:

- November 12, 2012 Regular Session Minutes with the following changed: remove the comma in the first paragraph after clubhouse and under Homeowner Forum, “short falls” should be one word. Director Cassity abstained as she was not present at the last meeting.
- November 12, 2012 Executive Session Minutes with the following changes: remove the comma in the first paragraph after clubhouse and, under hearings, to include the word “the” between “in” and “future”. Director Cassity abstained as she was not present at the last meeting.
- November 12, 2012 Organizational Session Minutes. Director Cassity abstained as she was not present at the last meeting.
- November 2012 Financial Statement, subject to audit with the following correction: 5218 - Sump Pump Replacement – should state trenching and pilaster lighting repairs.
- First Bank of Puerto Rico CD Maturing 12/17/12 for \$70,000.00 – Tabled as management will need to provide the Board with a laddering recommendation based on their projected needs and to provide interest information for 3, 6, 9 and 12 month CD’s.
- Goldman Sachs Bank CD maturing 12/21/12 for \$40,000.00 - Tabled as management will need to provide the Board with a laddering recommendation based on their projected needs and to provide interest information for 3, 6, 9 and 12 month CD’s.
- New CD’s: – Tabled as management will need to provide the Board with a laddering recommendation based on their projected needs and to provide interest information for 3, 6, 9 and 12 month CD’s.
- November 2012 Delinquent Summary Report

LIEN RESOLUTIONS

Lien Resolutions

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to apply a lien to the following accounts should the homeowners fail to bring their accounts current: #7761113-9, #7763002-7, #7764042-7 and #7761316-7.

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OLD BUSINESS

Old Business

**Draft Post Orders –
Revised**

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to approve the post orders as presented.

**Security/Patrol
Proposals**

Tabled until January meeting.

**Key FOB System
Proposals**

Tabled until January meeting.

Monument Signs

Tabled until January meeting.

NEW BUSINESS

New Business

**Pool Repairs – Advanced
Pool Coatings – Change
Order**

Upon a motion duly made by Hagadorn, seconded by Krahelski and carried, the Board moved to approve the change order for a total cost of \$11,101.40 and to have management find out why the drain covers need to be replaced, and why that was not included in the original proposals. Director Cox voted against.

**#7763011 – Clubhouse
Use Request – CPR &
First Aide Course**

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to approve the homeowner's request to use the clubhouse on a fee-waived basis, provided that she provide a roster of the children in the pack (and over 50% are Park Paseo residents), and that the instructor does not charge for the class.

**Goal Setting Workshop –
2013**

Tabled until January meeting.

COMMITTEE REPORTS

Committee Reports

**Architectural
Committee Minutes**

The Board reviewed the Minutes of the November 28, 2012 Architectural Review Committee meeting. Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to accept the ARC minutes as presented.

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Community Activities There were no reports submitted regarding the community activities.

Facilities There was no report submitted regarding the facilities.

**Landscape
Monthly Summary –
October 2012** The Board reviewed the October 2012 monthly landscape summary. No other action required.

**MANAGEMENT
REPORTS**

Management Reports

The Board reviewed and filed the following monthly management reports: Action List, Property Inspection Action List, Work Order Report, Violation Report, Correspondence, PCM Phone Log, Clubhouse Sign-In Sheet, Website Correspondence, Association Profile and Annual Calendar.

NEXT MEETING The next meeting is scheduled for Monday, January 14, 2013 at 6:30 p.m.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:56 p.m.

ATTEST

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Name	Title
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Name	Title