

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 11, 2013**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, March 11, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, March 7, 2013.

PRESENT

Directors Present: Tanja Fournier, President
 Mike Krahelski, 1st Vice President
 Shelley Cassity, 2nd Vice President
 Brian Hagadorn, Secretary
 Ric Cox, Treasurer

Representing PCM: Jessica Volgenau, CCAM
 Community Manager

Others Present: - Northstar Swim Team Board
 - Chris Van Ruiten, Comerica Securities
 - Steve Schinhofen, Gabe Ponce, and Leslie Hogbin -
 Harvest Landscape
 - Kevin Squire, California Gate
 - One (1) Homeowner

CALL TO ORDER

Tanja Fournier, Board President, called the meeting to order at 6:33 p.m.

ANNOUNCEMENTS

An Executive Session was held on March 11, 2013 from 9:53 p.m. to 10:27 p.m. for the purpose of discussing member discipline, legal matters, vendor contracts, personnel matters, and/or to meet with owners at their request.

HOMEOWNER FORUM

Homeowner Forum

Waived as none of the homeowners present wished to address the Board.

CONSENT CALENDAR

Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

A. Minutes – February 11, 2013 General Session

B. Minutes – February 11, 2013 Executive Session: correction to include the details regarding the investment recommendation transfer to include that the \$400,000 transferred to Comerica Securities was to be invested in certificates of deposit with federally insured entities (so that, when considering all the certificates of deposit outstanding for PPHOA, regardless of originating broker, no holdings with any entity exceeded the FDIC insurance limits currently available); include the number of homeowners from the last meeting (5 present); Financials – the association should not have been charged by PCM Field Services at all as their services were not required, as the umbrellas that were ordered were not of the quality that the Board was looking for.

C. February 2013 Financial Statement: February 2013 newsletter – the association should not be charged as it was not mailed out

D. January 2013 Delinquency Report

E. Lien Resolutions - #7764019-9 & #7764042-7

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 11, 2013**

Upon a motion duly made by Hagadorn seconded by Krahelski and carried unanimously, the Board moved to approve the Consent Calendar as amended.

UNFINISHED BUSINESS **Unfinished Business**

Security/Patrol Proposals Tabled until the April 2013 meeting for further review

Key FOB System Proposals Tabled until the May 2013 meeting for further review.

Architectural Guidelines –
Draft

Upon a motion duly made by Hagadorn, seconded by Fournier and carried unanimously, the Board approved to accept the proposed changes to the guidelines that were discussed at the meeting, and to have management mail out the guidelines to all homeowners for a 30-day comment period.

NEW BUSINESS **New Business**

Comerica Securities –
Chris Van Ruiten

Chris Van Ruiten with Comerica Securities was present at the meeting to discuss the cash flow report and laddering proposal that was reviewed by the Board at the February 2013 meeting.

Northstar Swim Team
Update – Alonza Cruse

Upon a motion duly made by Krahelski, seconded by Cassity and carried, the Board approved to allow 10 non-resident swimmers on the team, or the Board may consider allowing 20 non-resident swimmers on the team, provided that all 20 of the non-resident swimmers attend one of two (2) of the local schools (Santiago Hills Elementary or Sierra Vista Middle School). Director Cox voted against. The Board is also requesting that PCM make a contribution to the swim team.

Pool and Spa Light Repair
Proposal – Sweetwater

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board approved to approve the proposal to replace the lights at a total cost not to exceed \$950.00.

Harvest Landscape –
Progress Update & Review

Steven Schinhofen, Gabe Ponce, and Leslie Hogbin with Harvest Landscape were present at the meeting to review and discuss various options and proposals with the Board.

California Gate & Entry
Systems-Key FOB Proposal

Kevin Squire with California Gate & Entry Systems was present at the meeting to discuss the key FOB system proposal.

COMMITTEE REPORTS **Committee Reports**

Architectural Committee
Minutes–February 27, 2013

The Board moved to table the acceptance of the ARC minutes as given the following corrections: 6 Campanero East - “Front” has a typo; 13 Christamon

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East “fill in” was left blank; 5 Campanero West – management to provide details to the Board regarding the window installation; 29 Glorieta East turf installation - check styles and weight, management to hand deliver a cease and desist letter to the homeowner and to obtain details for the Board.

Community Activities

There were no reports submitted regarding the community activities.

Facilities

There was no report submitted regarding the facilities.

Landscape
Monthly Summary –
February 2013

The Board reviewed the February 2013 monthly landscape summary. No other action required.

**MANAGEMENT
REPORTS**

Management Reports

The Board reviewed and filed the following monthly management reports: Action List, Site Visit Action List, 2013 Goal Action List, Work Order Report, Unresolved Violation Report, PCM Phone Log, Clubhouse Sign-In Sheet, Website Correspondence, Association Profile and Annual Calendar.

CORRESPONDENCE

Correspondence

The Board reviewed general homeowner and vendor correspondence that had previously been responded to by Management on behalf of the Board. There were no comments at this time.

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is scheduled for Monday, April 8, 2013 at 6:30 p.m. at the Park Paseo Clubhouse, located at 25 Christamon West, Irvine, California.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned into Executive Session at 9:53 p.m.

ATTEST

Name

Title

Name

Title