

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 8, 2013**

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**NOTICE**

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, April 8, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, April 4, 2013.

**PRESENT**

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

Representing PCM:   Jessica Volgenau, CCAM  
                          Community Manager

                          Janal Barkley  
                          Co-Community Manager

Others Present:       - Five (5) Homeowners  
                          - Corey Pace, Principal, Santiago Hills Elementary School

**CALL TO ORDER**

Tanja Fournier, Board President, called the meeting to order at 6:35 p.m.

**ANNOUNCEMENTS**

An Executive Session was held on April 8, 2013 from 7:40 p.m. to 8:17 p.m., 8:30 p.m. to 8:40 p.m. and from 9:00 p.m. to 9:25 p.m. for the purpose of discussing member issues, legal matters, vendor contracts, personnel matters, and/or to meet with owners at their request.

**HOMEOWNER FORUM**

**Homeowner Forum**

Homeowners were present at the meeting to discuss the swim team, memorial plaques on benches, and a violation matter.

**CONSENT CALENDAR**

**Consent Calendar**

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – March 11, 2013 General Session**
- B. Minutes – March 11, 2013 Executive Session**
- C. March 2013 Financial Statement**
- D. March 2013 Delinquency Report**
- E. Lien Resolutions - #7761250-9**

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

**UNFINISHED BUSINESS**

**Unfinished Business**

**Security/Patrol Proposals**

Upon a motion duly made by Krahelski, seconded by Fournier and carried unanimously, the Board moved to approve Patrol One to continue the service at the community, provided that they bring their Winter Cost down to a combined total not to exceed \$2,100.00 per month.

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Key FOB System Proposals    The Board moved to table this item indefinitely and requested that the guard be provided with a lost key list, and check the pool keys of residents using the pool beginning June 2013.

Northstars Swim Team  
Update – Alonza Cruse –    Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to approve the swim team schedule provided that the number of lanes and practice times requested match those approved in 2012.

2013 Goals & Action Plan  
Update    The Board reviewed the lists. No other action required.

**NEW BUSINESS**                      **New Business**

Corey Pace, Principal –  
Santiago Hills Elementary  
School – Parking Lot  
Issues    Core Pace, Principal, was present at the meeting to discuss the ongoing association parking lot issues. It was discussed that the association would need to implement a possible towing procedure, include potential parking permit program in order to regulate the parking issues at the clubhouse parking lot.

Lifeguard Service Proposal –  
Safe Swim    Upon a motion duly made by Cox, seconded by Krahelski and carried unanimously, the Board moved to approve the proposal at a total cost of \$13,835.40 and to remind them that the guards must be posted at opposite sides of the pool, and preferably do not live in Park Paseo.

Monument Design and Plan  
Submittal Proposal –  
Harvest Landscape    This item was tabled as the Board would like to see a rendering and proposals for a monument on Orange Arrow and Yale and to redesign the monument at the clubhouse.

Landscape Proposals –  
Harvest Landscape    Upon a motion duly made by Hagadorn, seconded by Krahelski and carried unanimously, the Board moved to approve the proposal to install WeatherTRAK station controllers and to program the controllers throughout the community at a total cost of \$29,700.00 to be paid from reserves and to have management submit all documentation for rebates through the water district. Harvest is also to submit a proposal to replace the sprinkler heads with water efficient heads for which rebates are available.

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to approve the proposal to trim trees in various locations at a total cost of \$370.00.

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Upon a motion duly made by Cox, seconded by Cassity, and carried unanimously, the Board moved to approve the proposal to install ground cover on Lucero and Ensueno at a total cost of \$649.00 (to be done after the sprinkler project).

Clubhouse Roof  
Replacement Proposals

This item was tabled to allow Allied Roofing a chance to submit a proposal, and to have management request an additional proposal for review.

**COMMITTEE REPORTS**

**Committee Reports**

Architectural Committee  
Minutes–February 27, 2013

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to accept the minutes as presented.

Minutes – March 27, 2013

Upon a motion duly made by Krahelski, seconded by Cox and carried unanimously, the Board moved to accept the minutes as presented. .

Community Activities

There were no reports submitted regarding the community activities.

Facilities

There was no report submitted regarding the facilities.

Landscape  
Monthly Summary –  
March 2013

The Board reviewed the March 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, 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 Wednesday, May 13, 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 9:00 p.m.

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**ATTEST**

\_\_\_\_\_  
Name

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Title