

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 13, 2013**

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**NOTICE**

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, May 13, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, May 9, 2013.

**PRESENT**

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

Directors Absent:     Shelley Cassity, 2<sup>nd</sup> Vice President

Representing PCM:    Jessica Volgenau, CCAM  
                              Community Manager

Others Present:       - Two (2) Homeowners  
                              - JonMarc McDougan – Harvest Landscape

**CALL TO ORDER**

Tanja Fournier, Board President, called the meeting to order at 6:31 p.m.

**ANNOUNCEMENTS**

An Executive Session was held on May 13, 2013 from 8:37 p.m. to 9:12 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**

A homeowners was present at the meeting to discuss tree trimming.

**CONSENT CALENDAR**

**Consent Calendar**

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – April 8, 2013 General Session:** North Star Swim Team - remove “Non-resident swimmer” portion of the sentence from the motion
- B. Minutes – April 8, 2013 Executive Session**
- C. April 2013 Financial Statement**

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

**D. April 2013 Delinquency Report**

- 1. #7762030-5 – Request to return file to PCM to allow homeowner to pay with ACH**

Upon a motion duly made by Krahelski, seconded by Fournier, and carried unanimously, the Board moved to deny the request to allow the attorney to turn the file back to PCM, and to have the attorney notify the homeowner that, if they want to set up auto pay through their bank, they can do so.

**E. Lien Resolutions - #7761144-0**

Upon a motion duly made by Krahelski, seconded by Fournier, and carried, the Board moved to approve the lien resolution. Director Cox opposed.

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**UNFINISHED BUSINESS**     **Unfinished Business**

Security/Patrol Proposals     This item was tabled until the June 2013 meeting.

Clubhouse Roof Replacement  
Proposals     This item was tabled until the June 2013 meeting.

2013 Goals Update     The Board reviewed the goals. No other action required.

**NEW BUSINESS**     **New Business**

2012 Draft Audit     Upon a motion duly made by Fournier, seconded by Krahelski and carried unanimously, the Board moved to approve the audit as presented.

Tree Management Plan     The Board reviewed the tree management plan. No other action required.

Landscape Proposals     Upon a motion duly made by Cox, seconded by Hagadorn and carried unanimously, the Board moved to approve the following Harvest Landscape proposals: Replace Nozzles for Controller F - \$444.73; Replace Nozzles for Controller H - \$682.72; Replace Nozzles for Controller I - \$672.63.

Greenbelt Bench Memorial  
Plaques     Upon a motion duly made by Krahelski, seconded by Fournier and carried unanimously, the Board moved to deny the request, and will not take any other action regarding this matter.

Newsletter Ads – Fee vs.  
Free     The Board discussed this item. No other action required.

Clubhouse Carpet Cleaning  
Request     Upon a motion duly made by Hagadorn, seconded by Krahelski and carried unanimously, the Board moved to approve to have the carpet cleaned at a total cost not to exceed \$500.00.

Cal-Sparkle Pool – One  
Pump Replacement     Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board approved to have Cal-Sparkle replace the existing pump, with a single pump at a total cost not to exceed \$3,000.00 provided it can be replaced by Friday, May 17, 2013, otherwise, management will obtain proposals from other companies.

Board Meeting Format  
Change Request     Upon a motion duly made by Krahelski, seconded by Fournier and carried unanimously, the Board moved to change the meeting format, to start Executive Session at 6:30 p.m., and General Session at 7:00 p.m.

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**COMMITTEE REPORTS**

**Committee Reports**

Architectural Committee  
Minutes–April 24, 2013

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to accept the minutes as amended, noting that the paint color for the stucco and trim for 9 Alba East should not have been approved as it is not within the approved color schemes. Management was instructed immediately to advise the homeowners (and the Architectural Committee) that the prior approval has been rescinded and that, if the homeowners want to use the colors listed on their application, they must use them as directed by the applicable approved association color scheme.

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 April 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 Monday, June 10, 2013 at 7:00 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 8:36 p.m.

**ATTEST**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title