

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 10, 2013**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, June 10, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, June 6, 2013.

PRESENT

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

Directors Absent: Ric Cox, Treasurer

Representing PCM: Jessica Volgenau, CCAM
 Community Manager

Others Present: - Eleven (11) Homeowners

CALL TO ORDER

Tanja Fournier, Board President, called the meeting to order at 7:01 p.m.

ANNOUNCEMENTS

Management advised that an Executive Session Meeting was held prior to the General Session Meeting on June 10, 2013 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

The homeowners present addressed a violation concern, an ARC decision appeal request, and to listen to the Planning Area 5B update.

CONSENT CALENDAR

Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

A. Minutes – May 13, 2013 General Session: Correction to minutes - pump replacement – approved amount was \$6,000.00.

B. Minutes – May 13, 2013 Executive Session

C. May 2013 Financial Statement

1. Pool Re-Plaster Project Payments – Re-pay operating fund expenses from reserve accounts as follows: pay from Edward Jones account #776004, and the remainder from Morgan Stanley account #776005.

D. May 2013 Delinquency Report

1. #7762030-5 – Default of Payment Plan – This item was tabled to allow management to provide the Board with a breakdown of the account.

E. Lien Resolutions - #7762006-6 – tabled until July meeting due to incorrect pre-lien letter.

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

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MEETING OF THE BOARD OF DIRECTORS
JUNE 10, 2013**

UNFINISHED BUSINESS **Unfinished Business**

- Clubhouse Roof Replacement Proposals Tabled until the August 2013 meeting.
- Planning Area 5B – Update Kevin Fournier and Bob Odell were present at the meeting to provide an update to the Board and homeowners present regarding Planning Area 5B. Upon a motion duly made by Hagadorn, seconded by Krahelski and carried unanimously, the Board moved to approve the Planning Area 5B Oversight Committee and to appoint Kevin Fournier and Bob Odell as the co-chairs.
- Security/Patrol Proposals Upon a motion duly made by Krahelski seconded by Fournier and carried unanimously, the Board moved to approve the revised contract proposal from Patrol One and to have the summer service begin June 15th.
- 2013 Goals Update The Board reviewed the goals. No other action required.
- Proposed ARC Guideline Re-Write – Town Hall Meeting Review This item was tabled as there were no updates from the architect yet.

NEW BUSINESS **New Business**

- Concrete Grinding & Replacement Proposals Upon a motion duly made by Fournier, seconded by Krahelski and carried unanimously, the Board moved to approve the proposal from Kinney Construction at a total cost of \$28,544.00 to be paid from the Concrete Repair operating account. .
- Tree Removal Proposals Upon a motion duly made by Fournier, seconded by Krahelski and carried unanimously, the Board moved to approve the proposal to remove the tree at a total cost of \$375.00.
- #7766048 – ARC Decision Appeal Request – Patio Cover Roof Material Upon a motion duly made by Hagadorn, seconded by Fournier and carried unanimously, the Board moved to uphold the committee’s decision noting that asphalt composite shingles are not an approved roofing material.
- Exterior Home Painting Communication To Residents This item was reviewed and revised for distribution to the homeowners in the newsletter.
- Landscape & Aesthetics Committee Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to create a Landscape and Aesthetics Committee which will include no more than seven (7) members, and to appoint Tanja Fournier and Shelley Cassity as the co-chairs. The Board will appoint members of this committee.

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JUNE 10, 2013**

COMMITTEE REPORTS

Committee Reports

Architectural Committee
Minutes–May 29, 2013

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to accept the committee 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 –
May 2013

The Board reviewed the May 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, July 8, 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 at 9:22 p.m.

ATTEST

Name Title