

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 14, 2013**

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**NOTICE**

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, October 14, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Wednesday, October 9, 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:    Valerie Strauch, CCAM  
                              Chief Operating Officer  
                              Gregg Evangelho, CCAM  
                              Regional Vice President, Community Management  
                              Trevor Fenwick, CMCA  
                              Community Manager

Others Present:       Five (5) Homeowners

**CALL TO ORDER**

Tanja Fournier, Board President, called the meeting to order at 7:30 p.m.

**ANNOUNCEMENTS**

It was noted that an Executive Session Meeting was held prior to the General Session Meeting on October 14, 2013 for the purpose of discussing any of the following, per Civil Code Section 1363.05: legal matters, formation of third party contracts, member discipline, personnel issues and/or meeting with an owner at the owner's request. This is a closed session meeting and is not open to owner attendance unless specifically agreed to by the Board.

**VENDOR REPORTS**

**Vendor Reports**

Harvest Landscape

Waived as no one from Harvest was present.

**HOMEOWNER FORUM**

**Homeowner Forum**

The homeowners present addressed questions about clubhouse rentals, association vendors, and various issues regarding Area 5-B.

**COMMITTEE REPORTS**

**Committee Reports**

Architectural Committee

The minutes from the September 25, 2013 meeting of the Architectural Review Committee were submitted. Upon a motion duly made by Krahelski, seconded by Cox, and carried unanimously, the Board moved to accept the minutes as submitted.

Community Activities

There were no reports submitted regarding the community activities.

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Landscape & Aesthetics  
Committee

There were no reports submitted regarding the Landscape & Aesthetics Committee.

Area 5-B Committee

There were no reports submitted regarding the Area 5-B Committee.

**CONSENT CALENDAR**

**Consent Calendar**

The Board reviewed the following Consent Calendar items for approval.

**A. Minutes – September 9, 2013 General Session**

**B. Minutes – September 9, 2013 Executive Session**

**C. September 2013 Financial Statement**

Upon a motion duly made by Krahelski, seconded by Fournier, and carried unanimously, the Board moved to approve Consent Calendar items A-C only.

**D. September 2013 Delinquency Report**

**E. Lien Resolutions - #7761137-9 & #7767001-2**

For items D and E, upon a motion duly made by Krahelski, seconded by Fournier and carried unanimously, the Board moved to proceed with liens on all delinquencies noted in the item D report, excluding account #7767034-3 shown in the report, and including accounts #7761137-9 and #7767001-2 from item E, subject to management verifying balances are past due as of the date of the instant meeting.

**UNFINISHED BUSINESS**

**Unfinished Business**

2013 Goals Update

Management to request that attorney Brad Walker, of Cane, Walker & Harkins, attend the December 2013 meeting to discuss the upcoming changes to the Civil Code effective January 1, 2013.

Clubhouse Carpet  
Replacement Proposals

Tabled until the November meeting for receipt of further bids.

HVAC Replacement  
Proposals

Tabled until the November meeting for further review.

Clubhouse Roof  
Replacement

Tabled until the November meeting for receipt of further bids.

Schematic Site Plan  
Proposals

Tabled until the November meeting for further review.

**NEW BUSINESS**

**New Business**

Tree Trimming  
Proposal

Tabled until the November meeting for receipt of further bids.

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Three Phase Electric  
Proposal –  
Meter Pedestal  
Replacement

Tabled until the November meeting for further review.

Three Phase Electric  
Proposal –  
Bollard Replacement

Tabled until the November meeting for further review.

Cal-Sparkle  
Proposal –  
Spa Heater Service

Upon a motion duly made by Cox, seconded by Hagadorn and carried unanimously, the Board moved to approve the spa heater to be serviced by Cal-Sparkle at a total cost of \$1,079.00.

2014 Draft Budget

Tabled until the November meeting for further review.

Homeowner Account  
Request:

#7767034-3 – Request to  
Waive Pre Lien Fees

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to waive \$145.00 in pre lien fees subject to management verifying that the \$330.00 payment was in fact made before October 11, 2013.

Home Improvement  
Applications:

14 Lucero E

The homeowner submitted an application to install paver stones as part of their front yard land/hardscaping. Upon a motion duly made by Hagadorn, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.

**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.

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**ANNOUNCEMENT**

The next General Session meeting of the Board of Directors is scheduled for Monday, November 11, 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 9:25 p.m.

**ATTEST**

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Name

Title