

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 14, 2014**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, April 14, 2014, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, April 10, 2014.

PRESENT

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

Directors Absent: Shelley Cassity, 2nd Vice President

Representing PCM: Trevor Fenwick, CMCA
Community Manager

Others Present: Five (5) Homeowners
John Hughes, Cal-Sparkle
Chris Meador, RCM Arbor Consulting

CALL TO ORDER

Mike Krahelski, Board President, called the meeting to order at 7:10 p.m.

ANNOUNCEMENT

It was noted that an Executive Session Meeting was held prior to the General Session Meeting on April 14, 2014 for the purpose of discussing the following: member discipline, legal matters, contractual matters and homeowner issues. This is a closed session meeting and is not open to owner attendance unless specifically agreed to by the Board, per Civil Code §4925(a) and 4935(a).

HOMEOWNER FORUM

Homeowner Forum

A homeowner's forum was held.

COMMITTEE REPORTS

Committee Reports

Architectural Committee

The minutes from the March 26, 2014 meeting of the Architectural Review Committee were submitted. Upon a motion duly made, seconded and carried unanimously, the Board moved to accept the minutes as submitted.

Community Activities

Committee Co-Chair, Mrs. Peggy Cheng, reported on the planning for the Movie on the Green event. It was noted that the committee will be purchasing yard signs as opposed to banners for advertising future events to the membership, due to the City's permitting process and associated costs. The Board requested that, in addition to the yard signs, the Committee look into hanging a banner off of the clubhouse as it is private property. Management was instructed to send an e-blast to the membership with the event flyer attached. The Board requested that the Committee create a Facebook page for the Association, and for the Committee to administer the page and present it to Management and the Board for their consideration.

Landscape & Aesthetics
Committee

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

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Area 5-B Committee

The Board reviewed correspondence between Management and Robin Leftwich of the Irvine Company with regard to the damaged Association wall between Park Paseo and Area 5-B. Per Ms. Leftwich, the areas of the wall that were damaged by the palm trees will be repaired in June.

CONSENT CALENDAR

Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – March 10, 2014 Executive Session**
- B. Minutes – March 10, 2014 General Session**
- C. March 2014 Financial Statement**
- D. March 2014 Delinquency Report**
- E. Lien Resolution – Acct: #7766023-5**

Upon a motion duly made, seconded and carried unanimously, the Board moved to accept consent calendar items A-C as submitted.

For item D, the Board requested that Management provide an account breakdown on the following accounts at the May meeting:

- 7761250-9
- 7761216-7

Item E was tabled to the May meeting for further review.

UNFINISHED BUSINESS

Unfinished Business

Tree Trimming Cycle

Chris Meador of RCM Arbor Consulting was in attendance to discuss with the Board the windrow eucalyptus tree trimming cycle and to answer other general eucalyptus questions from the Board. The current trimming cycle is every three years. Mr. Meador stated that the cycle could be shortened to every two years, but that more “structural pruning” would be necessary. It was also noted that the eucalyptus trees should be trimmed in the fall (October or November, preferably). Management was instructed to:

1. Invite Mr. Meador back to a Board Meeting in 18 months to discuss the next trimming project with the trimming vendor.
2. Email Mr. Meador the locations of the windrows that have yet to be trimmed due to beehives so that he may review the pre-trim condition versus the post-trim condition.
3. Email the tree inventory map to Mr. Meador so that he can prepare a proposal to audit all of the Association’s trees.

Clubhouse Carpet
Replacement Proposal

Tabled to the May meeting so that the L&A Committee may obtain additional bids and provide samples of the proposed carpet.

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Christamon Pool Tot-Lot
Surface Proposal

Tabled to the May meeting. Management was instructed to:

1. Have Creative Recreational Systems assess the Association's three tot-lots (both structures and surfaces) before the May meeting, and invite them to the May meeting to discuss the assessment and the different replacement surface options.
2. Ensure that Harvest Landscape replaces the sand at the Alba tot-lot as soon as possible.

Prosa Pool Filter
Replacement Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to have Cal-Sparkle repair the Prosa pool filters at a cost not to exceed \$700.00.

Main Pool Heater
Circuit Board
Replacement Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to have Cal-Sparkle replace the Main pool heater circuit board at a cost not to exceed \$700.00.

NEW BUSINESS

New Business

Draft Audit
FYE 12/31/13

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the draft audit as prepared by Inouye, Shively, Longtin & Klatt. Management was instructed to distribute the final audit to the membership by April 30, 2014 as required by Civil Code §5305.

71 Diamante
Block Wall Modification
Proposal

Tabled to the May meeting. Management was instructed to determine whether this wall is the shared responsibility of the homeowner and the Association. If so, the owner may be responsible for half of the construction costs.

9 Alba West
Block Wall Gap
Joining Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to decline the proposal from Kinney Construction to fill the gap in the block walls at the rear of the home. Management was instructed to work with Harvest Landscape to find a more cost-effective solution.

6 Entrada West
Eucalyptus Trimming
Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the proposal from Harvest Landscape to trim the two (2) eucalyptus trees in the common area at the rear of the home, at a cost of \$120.00.

Prosa Pool Mastic

