

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 9, 2014**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, June 9, 2014, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, June 5, 2014.

PRESENT

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

Representing PCM: Trevor Fenwick, CMCA
Community Manager

Others Present: Two (2) Homeowners
Derek Tally, Dave Talley Carpet
Dave Ramos, Harvest Landscape
Tim Carson, Harvest Landscape
Leslie Hogbin, Harvest Landscape

CALL TO ORDER

Mike Krahelski, Board President, called the meeting to order at 7:04 p.m.

ANNOUNCEMENT

It was noted that an Executive Session Meeting was held prior to the General Session Meeting on June 9, 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 May 28, 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.

Social Committee

Committee Co-Chair, Mrs. Peggy Cheng, reported on the Movie on the Green event. The total cost to the Association for the event was roughly \$850.00. It was noted that the event was attended by roughly 200 people. It was also noted that the committee will consider using a different A/V vendor should the committee choose to do a similar event in the future. Mrs. Cheng requested approval from the Board for a \$150.00 budget for a bike decorating party to be held on July 3rd, one day prior to the annual July 4th event, which is sponsored by the Northstars swim team. The swim team will be organizing and hosting a bike parade, a barbecue and other afternoon events. The bike parade will begin at 10 a.m. The Board unanimously approved the request for the \$150 budget.

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Landscape & Aesthetics
Committee

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

Area 5-B Committee

Management reported that the Irvine Company will begin repairing the damaged portion of the property wall at the small Alba green space on Thursday, June 12, 2014. It will be necessary for a 40-foot chain link fence to be installed during the course of the repair.

CONSENT CALENDAR

Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – May 12, 2014 Executive Session**
- B. Minutes – May 12, 2014 General Session**
- C. May 2014 Financial Statement**
- D. May 2014 Delinquency Report**
- E. Lien Resolutions – Acct. #7761037 and #7769016**

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

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve consent calendar item E provided that the following accounts be included in the lien resolution if appropriate: #7761316 and #7762030.

UNFINISHED BUSINESS

Unfinished Business

Clubhouse Carpet
Replacement Proposal

Derek Talley from Dave Talley Carpets was in attendance to discuss their proposal to replace all of the clubhouse carpeting. Director Fournier will arrange for Emily Carr of the Landscape and Aesthetics Committee to choose which color(s) will be used. Management was instructed to use this new proposal as a scope of work to be used to obtain two (2) more bids, and to have these proposals on the agenda for the July meeting.

Christamon Pool Tot-Lot
Surface Proposal

The Board reviewed the Christamon, Prosa and Alba Tot-Lot inspection reports as submitted by Creative Recreational Systems, and discussed the surface replacement options for both the Christamon tot-lot and the Prosa tot-lot. The Board also discussed replacing the sand in the volleyball courts with an appropriate quality product. Management was instructed to obtain bids to replace the sand in the volleyball courts with appropriate quality sand.

Management was asked to retain a handyman to remedy the safety issues with the equipment found in the Tot-Lot inspection reports.

Upon a motion duly made, seconded and carried unanimously, the Board moved to replace the sand at the Prosa tot-lot with appropriate quality playground sand at a cost not to exceed \$5,000.00, to be paid for out of the reserve account.

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Upon a motion duly made, seconded and carried by a vote of 4-to1 (Director Cox voted against), the Board moved to approve the replacement of the sand at the Christamon pool with a poured rubber product at a cost not to exceed \$32,000.00, to be paid for out of the reserve account. Management was instructed to use the proposal submitted by Creative Recreational Systems as a scope of work to be used to obtain two (2) more bids, and to contract with the low bid provided that the contractor is a reputable vendor for this type of project.

Ficus Trees at West End
Of The Christamon Pool

The Board discussed the four (4) large ficus trees at the west end of the Christamon pool, with regard to the mess made by the material falling from the trees and their hazardous root systems.

Upon a motion duly made, seconded and carried by a vote of 4-to1 (Director Hagadorn voted against), the Board moved to seek the opinion of Dave Ramos of Harvest Landscape as to whether or not, in his opinion, the trees should be removed or could be trimmed in a way where their branches do not extend beyond the first half of the small turf area between the pool deck and the planter area where the trees are planted; if the trees cannot be viably trimmed as proposed or the recommendation is to remove the trees, to approve of the removal at a cost not to exceed \$4,000.00, provided that the contracted work includes the removal of the surface roots in front of and behind the trees, as well as grinding of the stumps.

NEW BUSINESS

New Business

Landscape
Maintenance Bid
Package Consulting
Proposal

The Board reviewed a proposal from Monarch Environmental to prepare the bid documents and the scope of work, which could be used to seek proposals for landscape maintenance. Additionally, the proposal includes Monarch reviewing the submitted proposals for accuracy and consistency.

Upon a motion duly made, seconded and carried by a majority of the directors (Director Cox abstained), the Board moved to approve the proposal from Monarch Environmental to provide these services at a cost of \$2,500.00. Management was instructed to see if Monarch could complete its work and submit its report by the July Board meeting.

**MANAGEMENT
REPORTS**

Management Reports

The Board reviewed and filed the following monthly management reports: Action List, Site Visit Action List, Work Order Report, Monthly Violation Report, Landscape Summary, Lighting Maintenance Summary, Association Profile and Annual Calendar.

Management was instructed to obtain bids in the Fall for resurfacing of the tennis courts.

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CORRESPONDENCE

Correspondence

The Board reviewed general homeowner 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 14, 2014 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 9:26 p.m.

ATTEST

Name Title

Name Title