

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 2014**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, September 8, 2014, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, September 4, 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: Four (4) Homeowners
Jim Lizzi, City of Irvine, Transportation Engineer
Mike Bergstrom, Irvine Police Department

CALL TO ORDER

Mike Krahelski, Board President, called the meeting to order at 7:06 p.m.

ANNOUNCEMENT

It was noted that an Executive Session Meeting was held prior to the General Session Meeting on September 8, 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 August 30, 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. Management was instructed to contact the side yard neighbors of 19 Christamon East to ensure that they are aware that 19 Christamon East is proposing the installation of 12 ft. tall patio cover in their rear yard.

Social Committee

There were no reports submitted regarding the Social Committee. Management was instructed to obtain an indemnity agreement from counsel for the participants and instructor to sign with respect to the proposed yoga nights in the clubhouse.

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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 – August 11, 2014 Executive Session

B. Minutes – August 11, 2014 General Session

C. August 2014 Financial Statement

D. August 2014 Delinquency Report

E. Lien Resolutions – Acct. #7761250, 7761444, 7767038 and 7769008

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

Upon a motion duly made, seconded and carried by a vote of 4-to-1 (Director Cox voted against), the Board moved to approve consent calendar item E.

UNFINISHED BUSINESS **Unfinished Business**

Clubhouse Carpet
Replacement Proposal

Management reported that the work has been completed but that there are a few areas where the seams created by the placement of the carpet tiles need to be addressed by the installer, and that a meeting with the representative from Dave Talley Carpets has been scheduled to discuss the same. No final payment will be made to the contractor until the issues are resolved.

Prosa Tot-Lot Sand
Replacement

Management reported that the work is targeted to commence the week of September 15th. The work will be performed by Great Western Parks.

Christamon Pool Tot-Lot
Surface Proposal

Management updated the Board on the progress in obtaining bids to install a poured-in-place rubber surface at the Christamon Tot-Lot. Management has received one proposal from Creative Recreational Systems. Director Cox informed the Board that the far-side pool gate at the Christamon pool was designed to be large enough for bobcat access. In light of this new information, management was instructed to inform the contractors who had previously turned down an invitation to bid on this project that bobcat access is available.

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Management was also instructed to seek references from other managers at PCM regarding Creative Recreational Systems and to poll those managers on their experience with the contractor's proprietary sand stabilization methods.

Draft Schedule of
Fines and Fees

Tabled to the October meeting.

NEW BUSINESS

New Business

FYE 2015 –
Draft Budget

Tabled to the October meeting.

Christamon Tot-Lot –
Curb Repair Proposal

A proposal was submitted by All-Star Paving to repair the damaged concrete curb which surrounds the Christamon Tot-Lot. Management was instructed to obtain additional bids for review at the October meeting.

Christamon Pool –
Fire Extinguishers
Proposal

The Board reviewed an unsolicited proposal from Fire Safety First to install a 1¾ gallon water mist fire extinguisher in each of the (2) pool pump rooms and a 5 lb. ABC fire extinguisher near the barbecue grills, at a total cost of \$980.00. Management was instructed to request of the vendor a copy of the relevant fire codes which indicate that the water mist extinguishers are required.

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the installation of an ABC fire extinguisher adjacent to the barbecues at the Christamon pool.

Street Wrought Iron –
Painting Proposal

Upon a motion duly made, seconded and carried by a vote of 4-to-1 (Director Cox recusing himself), the Board moved to accept the proposal from Steve Cox to paint the Association's street adjacent wrought iron railings/fences, at a cost of \$905.00. Management was also instructed to obtain a bid from the contractor to repaint the wrought iron railings at the Christamon pool.

Windrow Eucalyptus –
Beehive Removal
Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to accept the proposal from Animal Pest Management to remove the final eight (8) beehives from the Association's windrow eucalyptus trees, at a cost of \$2,610.00. Management was instructed to ensure that the work takes place on a day when management will be present to supervise.

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Clubhouse Turf –
Over-seed Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to deny the proposal from Harvest Landscape to over-seed the turf areas around the clubhouse. Management was instructed to obtain a phased bid from the contractor to de-thatch the turf areas only, and to coordinate that work with the City of Irvine so that the turf areas which are the City's maintenance responsibility are addressed at the same time.

Clubhouse Shared
Driveway Construction

Jim Lizzi, from the City of Irvine Department of Public Works, was in attendance to request that the Association allow the installation of flex-posts at the exiting driveway that is shared between the Association's clubhouse and Santiago Hills Elementary School, as well as an adjustment to the outbound traffic arrows, so that one lane of traffic turns left and the other must turn right onto Christamon West. Mike Bergstrom, from the Irvine Police, was also in attendance. Officer Bergstrom stated that the request is being made in hopes that the installation of these items will result in increased safety when children are being picked up from school at the end of the day. The request is being made for the Association to consider since the affected area lies mostly within the Association's side of the property line.

The Board requested of Mr. Bergstrom that he instruct the staff at the school to discontinue their daily use of the Association's parking lot for parking of parent and faculty vehicles, as doing so leads to the inability of the Association members to easily access the clubhouse and its facilities during the school year. Mr. Bergstrom indicated that he would immediately address this with the school staff.

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve of the installation of flex-posts as detailed in the material distributed by Mr. Lizzi, provided that the school district pay for the purchase and installation of the flex-posts and that, upon the request of the Association, they be removed if they prove to be an eye-sore. Management was instructed to draft a letter to the school district indicating that, at the end of the 2014-15 school term, if the district does not present a long term plan to address the inadequate parking situation on the school's property, the Association will be forced to take the necessary steps to ensure that the Association's parking lot is used by Association members for Association business only.

ARC Decision Appeal –
21 Diamante

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the homeowners' home improvement application to remove the siding on their home in order to stucco the area and repaint in the existing stucco color, contingent upon the new paint matching the color of the current stucco at this moment, meaning, the paint used should

