

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 10, 2014**

NOTICE	The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, November 10, 2014, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse at least four (4) days prior to the meeting.
PRESENT	Directors Present: Mike Krahelski, President Brian Hagadorn, 1 st Vice President Bryan Giglia, 2 nd Vice President Ric Cox, Secretary Directors Absent: Tanja Fournier, Treasurer Representing PCM: Rick Zarski, CCAM®, Executive Director Others Present: Two (2) Homeowners
CALL TO ORDER	The meeting was called to order at 7:05 p.m.
ANNOUNCEMENT	It was noted that an Executive Session Meeting was held prior to the General Session Meeting 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	<u>Homeowner Forum</u> A Homeowner Forum was held; the owners in attendance had no specific items to discuss with the Board.
COMMITTEE REPORTS	<u>Committee Reports</u>
Architectural Committee	The minutes from the October 29, 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 corrected.
19 Christamon East	Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the gazebo structure at 19 Christamon East as reduced in height from 12' to 10.5'; the owner provided documentation that neighbors at 17 and 21 signed off on the revised height.
Social Committee	No report.
Landscape & Aesthetics Committee	The Board reviewed the minutes from the Town Hall meeting. Management will revise the minutes for Board review.
Area 5-B Committee	There was no report submitted regarding the Area 5-B Committee.
CONSENT CALENDAR	<u>Consent Calendar</u>

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The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – October 20, 2014 General Session**
- B. Minutes – October 20, 2014 Executive Session**
- C. Financial Statement - October 2014**

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve consent calendar items A and C only. Item B is to be revised and resubmitted to the Board for review.

UNFINISHED BUSINESS **Unfinished Business**

FYE 2015 –
Draft Budget

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the draft budget for the fiscal year beginning January 1, 2015 increasing assessments from \$89.00 per unit per month to \$95.00 per unit per month and to designate the increased income into the reserves lighting line item.

Harvest Landscape-
Contract Price Increase Request

The Board reviewed a request from Harvest Landscape to increase the monthly service fee and tabled the request to the December meeting.

Christamon Pool Tot-Lot
Surface Proposal

Tabled pending additional bids.

Installation of Panic Bar
on Spa Gate Proposals

The Board reviewed proposals to install a panic bar on the spa gate. The Board tabled the proposals pending management contacting OCHCA to determine if a panic bar is required by law on (i) the Christamon spa gate and (ii) a 2nd gate at the Prosa pool.

NEW BUSINESS **New Business**

Audit and Tax Preparation

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the proposal from Inouye, Shively, Longtin & Klatt to perform the 2014 audit and tax preparation at a cost of \$1,800.00.

Clubhouse Usage

The Board discussed the current clubhouse rental policy. No further action is to be taken at this time.

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.

CORRESPONDENCE **Correspondence**

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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, December 8, 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 9:04 p.m.

ATTEST

Name Title

Name Title