

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 12, 2015**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, January 12, 2015, 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, 1st Vice President
 Bryan Giglia, 2nd Vice President
 Ric Cox, Secretary
 Tanja Fournier, Treasurer

Representing PCM: Trevor Fenwick, CMCA®, Community Manager

Others Present: Four (4) Homeowners
 Matthew Taylor, Urban Arena

CALL TO ORDER

The meeting was called to order at 7:00 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

Homeowner Forum

A Homeowner Forum was held.

COMMITTEE REPORTS

Committee Reports

Architectural Committee

The minutes from the January 7, 2015 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.

The homeowners of 5 Entrada East were in attendance to discuss with the Board their recently submitted home improvement application to raise the shared wall at the rear of their home to six (6) feet. The Board instructed the homeowners to have renderings created which show the planned coursing of the new blocks and to submit those plans to the architectural committee for their review. The Board advised the homeowners that the Association would not participate in the cost of this project as it was being done solely at their request.

Social Committee

No report.

Landscape & Aesthetics
Committee

Matthew Taylor of Urban Arena was in attendance to present the conceptual schematic “before and after” imagery which illustrates the proposed landscape theme and design criteria with approved plant selections.

The Board and members of the Landscape & Aesthetics Committee reviewed the imagery with Mr. Taylor and provided input and feedback. Mr. Taylor will

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incorporate those notes into the proposed theme and will reproduce them when creating the 10th scale typical enlargements graphically depicting the general landscape arrangement and character for each area with quantities to accomplish the approved Conceptual Landscape Design.

Area 5-B Committee There was no report submitted regarding the Area 5-B Committee.

CONSENT CALENDAR Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – December 8, 2014 – General Session**
- B. Financial Statement – December 2014**
- C. Delinquency Report – December 2014**
- D. Lien Resolution - #7765009**

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve consent calendar items A through C. Item D was not approved as the account is not eligible for a lien at this time.

UNFINISHED BUSINESS Unfinished Business

Dethatching Proposal Upon a motion duly made, seconded and carried by a vote of 4-1 (Director Cox voting against), the Board moved to approve the proposal from Harvest Landscape to dethatch the clubhouse and tennis court turf areas at a cost of \$4,160.00 provided that the work can be completed by a date no later than January 31, 2015.

Clubhouse Parking Lot Director Giglia reported on his discussions with the principal of Santiago Hills Elementary School and the use of the Association parking lot by the school's faculty and parents of enrolled children. It was reported that the school district has indicated that they have ordered the flex posts for the exit driveway. It was noted that the parking lot is still being used as a drive thru for picking up and dropping off children. No further action to be taken at this time.

Insurance Renewal Proposal At the December meeting, the Board accepted a proposal from Armstrong/Robitaille/Reigle to renew the Association's insurance coverage at a cost of \$15,202.02. Management was instructed at that time to revise the Amenities Checklist which was incorrectly completed by the vendor.

At the recommendation of the vendor, the property limit should adequately cover the full replacement value of the common area components of the Association. Management was instructed to request a revised quote from the vendor which raises the property limit from \$1,000,000.00 to the full replacement amount as noted in the Annual Policy Statement cover letter, rounded up to the nearest \$100,000.00

Christamon Tot-Lot – Surface Replacement Upon a motion duly made, seconded and carried by a vote of 4-1 (Director Cox voting against), the Board moved to approve the 50% blue / 50% black color combination for the poured rubber surface at the Christamon tot-lot.

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Spa Gate Panic Bar

Upon a motion duly made, seconded and carried by a vote of 4-1 (Director Cox abstaining), the Board moved to accept the proposal from ATR Technologies to install a panic bar on the interior side of the spa gate at the main pool as well as acrylic panels in the same manner as are installed on the main pool entrance gates, at a cost of \$4,750.00.

NEW BUSINESS

New Business

Tennis Courts
Resurfacing Proposals

Upon a motion duly made, seconded and carried unanimously, the Board moved to accept the proposal from Pro Surface to resurface the Association's two tennis courts, replace the windscreens and replace the nets, at a total cost of \$12,140.00, to be paid from the reserve account.

Holiday Lighting
Award Winner

Upon a motion duly made, seconded and carried unanimously, the Board moved to name 23 Lucero West as the annual Holiday Lighting contest winner.

**MANAGEMENT
REPORTS**

Management Reports

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

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is scheduled for Monday, February 9, 2015 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 9:30 p.m.

ATTEST

Name Title

Name Title