

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, FEBRUARY 9, 2015**

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**NOTICE**

The General Session Meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, February 9, 2015, at the clubhouse located at 25 Christamon West, Irvine, California.

In accordance with California Civil Code §4920, the meeting agenda was placed in the common area at least four (4) days prior to the meeting.

**PRESENT**

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

Directors Absent: Bryan Giglia, 2<sup>nd</sup> Vice President

Representing PCM: Colton Salinger  
Community Manager  
Rick Zarski, CCAM<sup>®</sup>  
Executive Director - Training and Education

Others Present: Three (3) Homeowners  
Matt Davenport, Monarch Environmental

**CALL TO ORDER**

The meeting was called to order by Mike Krahelski, President 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 various member discipline 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.

**NEW BUSINESS**

**New Business**

**Park Paseo Northstars**

Peggy Cheng was in attendance at the meeting on behalf of Northstars Board President, Joe Miller to present the proposed schedule for the 2015 swim season. With the Northstars currently in the process of finding a new head coach, this item was tabled for further discussion during the March meeting when a finalized schedule can be presented to the Board of Directors for review and discussion.

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**COMMITTEE REPORTS**

**Committee Reports**

Architectural Committee

The minutes from the February 4, 2015 meeting of the Architectural Review Committee were submitted. Upon a motion duly made, seconded and passed unanimously, the Board moved to accept the minutes as amended to reflect minor changes in grammar and spelling.

The homeowners of 1 Fortuna West were in attendance to discuss with the Board their recently submitted home improvement application to paint the exterior of the home with the addition of a trim color. Upon a motion duly made, seconded and passed unanimously, the Board approved the application as submitted.

Social Committee

No report.

Landscape & Aesthetics  
Committee

The Board and Co-Chair of the Landscape & Aesthetics Committee reviewed several commercial carpet tiles manufactured by Patcraft® to replace the existing tiles on the first floor of the clubhouse to a darker shade as the durability of the carpet is in question. Management was directed to follow up with Dave Talley Flooring to determine the warranty period on the previous carpet installation.

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 – January 12, 2015 – General Session**
- B. Financial Statement – January 2015**
- C. Delinquency Report – January 2015**

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve consent calendar items A through C. Item A was approved as amended to reflect a vote of 4-1 (Director Cox voting against) regarding the Christamon tot-lot surface replacement.

**UNFINISHED BUSINESS**

**Unfinished Business**

2015 Goal Setting

The Board reviewed recommendations per the reserve study referencing reserve items that are due for replacement. Management was directed to obtain bids for the following at the clubhouse: Tankless water heaters for the Christamon and Prosa pool showers, an insta-hot mini heater for the clubhouse kitchen sink, three (3) replacement sliding doors at the main clubhouse, vinyl doors (brown in color) and slurry seal of parking lot.

Tennis Court Resurfacing

By unanimous consent the Board directed management to schedule the tennis court resurfacing as soon as possible. The process is estimated to take approximately seven (7) working days, weather permitting. Pro Surface was previously approved by the Board at the January 12, 2015 meeting to complete the resurfacing.

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Christamon Tot-Lot  
Proposal

Upon a motion duly made, seconded and carried unanimously, the Board moved to approve the revised proposal by Dave Bang Associates, Inc. dated January 21, 2015 to include concrete work for the amount of \$33,419.76, to be paid from reserve account #2450 1051. The revised proposal was approved as amended under the condition that sections of the fence will not be removed, and the contractor is required to cover the decking for bobcat access.

**NEW BUSINESS**

**New Business**

Monarch Environmental

The Board reviewed Monarch Environmental, Inc. proposal dated February 5, 2015 for monthly landscape contractor assessment performance evaluations. By unanimous consent the Board requested a revised proposal to include quarterly and every six month landscape evaluation options.

Harvest Landscape  
Contract

Upon a motion duly made, seconded and passed unanimously, the Board approved the revised contract between Park Paseo Homeowners Association and Harvest Landscape Enterprises Inc. for the amount of \$11,500.00 per month for community landscape maintenance. This contract was amended by hand to include additional revisions encouraging air blowing as the primary method for cleaning the tennis courts and pool deck areas unless washing is indicated, as well as dethatching once per year in the fall under additional services. The contractor will be asked to initial the changes and return a fully executed copy to the Association Manager.

**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, March 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 9:32 p.m.

**ATTEST**

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Name Title

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Name Title