

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

NOTICE

The General Session Meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, March 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 (as of 8:39 pm)
Brian Hagadorn, 1st Vice President
Bryan Giglia, 2nd Vice President
Ric Cox, Secretary
Tanja Fournier, Treasurer

Directors Absent: None

Representing PCM: Colton Salinger
Community Manager
Rick Zarski, CCAM[®]
Executive Director - Training and Education

Others Present: Six (6) Homeowners
Joseph Miller, Park Paseo Northstars

CALL TO ORDER

The meeting was called to order by Brian Hagadorn, 1st Vice 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 member enforcement. 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 February 28, 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 remove the statement "At this time" from the last sentence.

The homeowner of 20 Palmatum was in attendance to discuss with the Board their recently submitted home improvement application to install a retractable awning. Upon a motion duly made, seconded and passed unanimously, the Board approved the application as submitted.

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Social Committee Peggy Cheng was in attendance at the meeting to speak on behalf of the Social Committee. The Board reviewed options for the annual Movie Night which is scheduled for Friday, May 29, 2015. Upon a motion duly made, seconded and passed unanimously, the Board approved \$1,000.00 to include a 20' inflatable screen, movie license, generator, staff and popcorn. Disney's Big Hero 6 will be featured for the event.

Landscape & Aesthetics Committee The Board and Co-Chair of the Landscape & Aesthetics Committee reviewed several landscape and hardscape renders proposed by Urban Arena for community-wide enhancements throughout the paseos, entrance medians, pool decks, cul-de-sacs, and green belts. With some enhancements suggesting removal of the existing Eucalyptus Trees in some areas, Director Cox suggested to check for existing Irvine city ordinance to determine if permission is needed, prior to removing any of the existing trees once a decision on landscape renovations has been made by the Board.

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 – February 9, 2015 – General Session**
- B. Financial Statement – February 2015**
- C. Delinquency Report – February 2015**
- D. Lien Resolutions**
- E. Invoices for Approval**

Upon a motion duly made, seconded and carried, the Board moved to approve consent calendar items A through C. Item A was approved as amended to remove the statement "By unanimous consent" under Monarch Environmental New Business (Director Giglia abstained).

(Director Krahelski arrived at the meeting at 8:39 pm)

Upon a motion duly made, seconded and passed unanimously, the Board moved to approve consent calendar item D to record a lien on account #7761113-9. Item E was disapproved at this time to allow for management to review further and determine if there are any unpaid outstanding vendor invoices.

UNFINISHED BUSINESS **Unfinished Business**

Park Paseo Northstars The Board considered and discussed the proposed schedule for the 2015 Season of the Park Paseo Northstars swim team after hearing a presentation given by Northstars Board President, Joe Miller, in General Session. Upon a motion duly made, seconded and carried by a vote of 4-1 (Director Cox voting against item 1.), the Board moved to approve the schedule as follows:

June 1, 2015 to June 19, 2015: Mon/Tue/Wed/Thu 4:30 pm to 8:30 pm
June 22, 2015 to August 7, 2015: Mon/Tue/Wed/Thu 2:30 pm to 6:30 pm

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Management was instructed to:

1. Offer the Northstars a limit of thirty (30) non-resident swimmers on their roster provided that eligibility is determined by a geographical limitation comprised of the area bounded by Irvine Blvd., Culver Blvd., Portola Parkway and Jeffrey Road. Students of Sierra Vista school are also eligible.
2. Inform the Northstars that approval of their proposed schedule is contingent upon the July and August practice times being moved back to 2:30-6:30 p.m., and to scale the lane usage back at 6:00 p.m. to the number of lanes needed to reasonably accommodate the number of swimmers practicing at that time.
3. Remind the Northstars to not prop open the facility gates and to supervise the swimmers when in the bathrooms and hallways.
4. Provide the designated Meet Coordinator with access to additional janitorial supplies on meet dates.
5. Provide a contribution to the Northstars up to \$250.00 from Park Paseo Homeowners Association towards the Fourth of July Barbeque as approved by the Board. Management is also to determine prior contribution made by Associa-PCM for this event.

Monarch Environmental

The Board reviewed the revised proposals provided by Monarch Environmental, Inc. for monthly, quarterly and every six month landscape evaluation options for contractor assessment performance evaluations. This item was tabled for further discussion during the April Meeting.

NEW BUSINESS

New Business

Carpet Tile Proposal

The Board reviewed the proposal provided by Southland Flooring, Inc. to remove existing carpeting and install 88 Square Yards of Patcraft Dwell Carpet Tile in the first floor lobby and hallway of the clubhouse. This item was tabled for further discussion during the April Meeting.

Clubhouse Rental Policies

The Board reviewed the existing Clubhouse Use Agreement. Upon a motion duly made, seconded and passed unanimously, the Board approved the addition of item #12 to the additional fee schedule, which includes a \$100.00 fee from the security deposit for any furniture not returned to its original location.

Janitorial Proposals

Upon a motion duly made, seconded and unanimously, the Board moved to approve JOTS HOA construction services proposal dated February 5, 2015 for power washing of both pool and spa decks for the amount of \$1,900.00. The proposal was approved with the condition that all deck surfaces within the pool and spa fence enclosure will be power washed.

Disposition of Golf Cart

Upon a motion duly made, seconded and unanimously, the Board moved to allow Director Cox to donate the inoperable golf cart with the condition it will be accepted in its current state. The Board has not approved for any restoration costs or additional expenditure towards the golf cart.

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**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, April 13, 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 9:48 p.m.

ATTEST

Name

Title

Name

Title