

**PARK PASEO HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 13, 2015**

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**NOTICE**

The General Session Meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, April 13, 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  
                              Bryan Giglia, 2<sup>nd</sup> Vice President  
                              Ric Cox, Secretary  
                              Tanja Fournier, Treasurer

Directors Absent:     None

Representing PCM:    Colton Salinger  
                              Community Manager

Others Present:       Twelve (12) Homeowners

**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 member enforcement and delinquency matters. 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 April 1, 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 submitted.

The homeowner of 31 Entrada West was in attendance to discuss with the Board their recently submitted home improvement application to build additional rooms. This item was postponed until the May meeting to allow the Architectural Committee additional time to review the plans and provide a recommendation.

Social Committee

There was no report submitted regarding the Social Committee.

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Area 5-B Committee

Committee co-chair Kevin Fournier was in attendance to submit an oral report to the Board on the committee's interactions with The Irvine Company with regard to the Eastwood 5-B development. He advised The Irvine Company will take approximately one (1) year to complete the grading and drainage to the tract. In addition, Kevin provided handouts to the Board for the community development plotted April 6, 2015 prepared by VA Consulting, Inc. to Tract 17854 showing the proposed elevation at various residential boundaries to Park Paseo.

Doug Walker was also in attendance to speak before the Board with a group of five (5) owners residing on Diamante to suggest a potential land swap option between their lots and Park Paseo. The owners of 61, 63, 65, 67, 69 and 71 Diamante proposed purchasing a vacant lot owned by Irvine Ranch Water District that sits behind units 61 and 63 Diamante. The proposed land swap would allow access to the Park Paseo greenbelt along Orange Arrow into the Area 5-B Development, while allowing owners to extend their lots 42'. Management was directed to review with legal counsel and determine if the proposed land swap is an option to the Association with potential deed restrictions or limits within the Association's governing documents. The Board also asked management to seek legal advice about a possible landscaping easement should the Irvine Ranch Water District continue to own the property.

Landscape & Aesthetics  
Committee

The Board and Co-Chair of the Landscape & Aesthetics Committee reviewed several options for replacement pool furniture at both the Christamon and Prosa pool. Upon a motion duly made, seconded and passed by a vote of 4-1, (Director Cox voting against) the Board moved to approve Tropitone Furniture Company quote to purchase replacement pool furniture for both pools, in an amount estimated at \$79,300.00, but not to exceed \$80,000.00 to be paid from reserve accounts 2450 1051 and 2450 1056.

**CONSENT CALENDAR**

**Consent Calendar**

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – March 9, 2015 – General Session**
- B. Financial Statement – March 2015**
- C. Lien Resolution – Account #7761316**

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 reflect a vote of 4-1, Director Cox voting against item 1 on page 3 of unfinished business in the General Session Minutes.

**UNFINISHED BUSINESS**

**Unfinished Business**

Monarch Environmental

The Board reviewed the revised proposals provided by Monarch Environmental, Inc. for landscape evaluation options for contractor assessment performance evaluations. This item was tabled for further discussion during the May Meeting.

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Clubhouse Carpet Tile            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 proposal was tabled indefinitely. Management was directed to contact legal counsel to draft a letter to Dave Talley Carpets in regards to the warranty on the previous carpet installation as the durability of the carpet is unacceptable.

Christamon Tot Lot  
Resurfacing                            The Board reviewed an additional proposal to remove the sand and resurface the Christamon tot lot with rubber surfacing as provided by United Sports Surfacing of America, Inc. The Board requested verification on the measurements listed in the scope of work, specific to 15' of curb repair, and additional color combination options and recommendations. Revised proposal and options are to be reviewed during the May meeting.

**NEW BUSINESS**                            **New Business**

Chase Account Closure            The Board reviewed the correspondence to close the existing reserve account at JP Morgan Chase Bank in the amount of \$5,270.86 due to having no activity. Directors Hagadorn and Cox volunteered to close out the account as authorized signers on the account and provide a check to management in order to deposit the funds into the Association's Comerica Money Market account.

Draft Audit                            Upon a motion duly made, seconded and passed unanimously, the Board moved to approve the draft audit for the December 31, 2014 fiscal year as prepared by Inouye, Shively, Longtin & Klatt for mail-out to the membership.

Reserve Study Proposal            Upon a motion duly made, seconded and passed unanimously, the Board moved to approve the Reserve Study Proposal without field inspection as provided by Reserve Data Analysis of California, LLC for the amount of \$1,695.00.

BBQ Cleaning Proposals            Upon a motion duly made, seconded and passed unanimously, the Board moved to approve Associa OnCall to perform cleaning and servicing to the community BBQ's located at the Christamon and Prosa Pools. Service is billed on an hourly basis same as the previous year which is estimated at \$65.00 per grill, plus parts.

Spa Gate Panic Bar                Upon a motion duly made, seconded and carried, (Director Cox abstained) the Board moved to approve the proposal provided by ATR Technologies, Inc. for a new spa gate with a preinstalled panic bar and acrylic panels for the amount of \$5,250.00 to be paid from reserve account 2465.

Santiago Hills Elementary  
Fifth Grade Pool Party            Upon a motion duly made, seconded and passed unanimously, the Board moved to approve the use of the Christamon pool for the fifth grade pool party on Thursday, June 18, 2015, and to waive the rental fee, provided that an association member sign the rental agreement, post the security deposit, and arrange to pay for the services of one of the two pool monitors during the event.

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- Pool Lighting Proposal      The Board reviewed various proposals provided by Decksider Pool Service for replacement of burnt out incandescent bulbs located at the Christamon pool. The options included replacing the bulbs like for like with incandescent bulbs or replacing with LED bulbs. Due to some of the recent concerns expressed by residents and the Board with this vendor, the Board requested Decksider be placed on a sixty (60) day probationary period. Upon a motion duly made, seconded and passed unanimously, the Board moved to approve Decksider estimate #48738 dated March 30, 2015 for the amount of \$802.79 to replace the three (3) burnt out incandescent bulbs at the Christamon pool to be paid from account 5296 1007.
- Architectural Application  
2 Fortuna West      Upon a motion duly made, seconded and passed unanimously, the Board moved to approve the homeowner's request to paint their home in the following scheme, same as approved by the Architectural Committee in 2001.
- Siding: Glidden 60YY51/101 – Grey Birch  
Stucco: Glidden 60YY51/101 – Grey Birch  
Trim: Dunn-Edwards SP 114-1 – Whisper
- Architectural Application  
13 Eden      The Board reviewed the Home Improvement Paint Application submitted by the owner to paint the exterior door in Dunn-Edwards DEC779 Woodlawn Green. The homeowner was in attendance for the meeting and mentioned prior approval for this color was received by the Architectural Committee. The Board tabled this item for further discussion during the May meeting so that a copy of the original Home Improvement Paint Application can be obtained.
- Records Retention      The Board reviewed records retention guides to determine which of the various Park Paseo archives are to be sent to storage and which can properly disposed of. Director Cox volunteered to examine the current records stored in the Clubhouse prior to disposing, or sending to offsite storage, based on the required retention schedules for various documents.
- Power Washing Proposal      Upon a motion duly made, seconded and carried (Director Cox abstained), the Board moved to approve Steve Cox Handyman Services proposal for power washing all pool and spa deck surfaces within the fence enclosures at both the Main and Prosa pools, including concrete decks, steps and sidewalks for the amount of \$2,100.00.
- Summer Pool Monitoring  
Proposal      Upon a motion duly made, seconded and passed unanimously, the Board moved to accept the proposal from Safe Swim to provide pool monitoring services at the Christamon Pool from June 19, 2015 to September 7, 2015 at an estimated cost of \$12,554.40. The proposal was accepted as amended to have the pool monitor schedule limited to Saturdays, Sundays and holidays after August 23, 2015.

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Bee Hive Removal  
Proposal

Upon a motion duly made, seconded and passed unanimously, the Board moved to accept the proposal provide by The Bee Man to remove the bee hive located within the stucco wall behind the Christamon spa pump room. Removal is estimated to be at \$450.00 and above for larger hives or complicated removals.

**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, May 11, 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 11:16 p.m.

**ATTEST**

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Name Title

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Name Title