

**PARK PASEO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, SEPTEMBER 14, 2015  
PARK PASEO CLUBHOUSE  
25 CHRISTAMON WEST**

**REGULAR SESSION MINUTES**

**I. CALL TO ORDER**

The general session meeting was called to order by 1<sup>st</sup> Vice President Brian Hagadorn at 7:02 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Thursday, September 10, 2015.

**DIRECTORS PRESENT**

Mike Krahelski (in at 7:17 p.m.)  
Brian Hagadorn  
Bryan Giglia (in at 7:06 p.m.)  
Tanja Fournier  
Ric Cox

**DIRECTORS ABSENT**

None

**REPRESENTING PCM**

Marybeth O. Green, CMCA<sup>®</sup>, CCAM<sup>®</sup>, MAEd

**EXECUTIVE SESSION**

An executive session meeting was held prior to the general session meeting to discuss matters related to third party contracts.

**II. HOMEOWNER FORUM**

There were four owners in attendance to hear updates from the Swim Team and determine how to submit plans for drought-tolerant plant materials.

(Brian Giglia joined the meeting at 7:06 p.m.)

**III. COMMITTEE REPORTS**

**A. Swim Team**

Jerry Cheng and Eddie Papke were in attendance to discuss the summary of the 2015 season.

(Mike Krahelski joined the meeting at 7:17 p.m.)

Additionally, Eddie Papke asked if there would be preliminary interest in having a winter Swim Team. The Board directed Management to seek additional information about the particulars of the proposal including how many non-residents would participate, what the Christamon pool heating costs might be, etc.

**B. Architectural Committee**

Motion: Krahelski  
Second: Hagadorn

Resolution: That the Architectural Review Committee minutes be accepted as presented.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

**C. Social Committee**

No report was available this month.

**D. Landscape & Aesthetics Committee**

No report was available this month.

**E. Area 5B Committee**

No report was available this month.

**IV. MANAGEMENT REPORTS REVIEWED**

The management reports were reviewed and filed.

**A. Action List**

**B. Work Order Reports**

**C. Site Visit Reports**

**D. Financial Reports**

**V. MOTION CONSENT CALENDAR**

Motion: Krahelski  
Second: Cox

Resolution: That Consent Calendar items A through C be approved as presented.

**A. August 2015 Financial Statements**

Resolution: That the financial statements dated August 31, 2014 be approved as presented reflecting operating assets in the amount of \$222,070.83, reserve assets in the amount of \$740,979.75, current assets of \$27,613.71 for total assets of \$990,664.29.

**B. Approval of Minutes – August 26, 2015**

Resolution: That the General Session minutes dated August 26, 2015 be approved as presented.

**C. Lien Approvals**

Resolution: That the following account be liened in accordance with the association's delinquency policy: 7761316.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

## **VI. UNFINISHED BUSINESS**

### **A. Inspector of Election Contract**

Motion: Krahelski  
Second: Hagadorn

Resolution: That The Ballot Box be approved for Exhibit B Services (Receive & Count) for a total cost of \$375.00 with funds to be expended from operating account #5041-0000 (Misc.) which has an annual budget of \$1,000.00. The contract to be amended to allow owners to drop ballots at the clubhouse in addition to sending to the offices of The Ballot Box.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

### **B. Turf Replacement Program**

Tanja Fournier provided proposed turf removal areas in accordance with the IRWD approved rebate program. Additionally, the removal of the three (3) ficus trees in the small turf areas in front of the clubhouse was considered.

Motion: Krahelski  
Second: Fournier

Resolution: That the three (3) ficus trees at the front of the clubhouse be removed and stump ground due to root damage to the parking lot, their difficult maintenance, the overhangs being hit by passing vehicles, and the droppings left on vehicles parked beneath them.

Ayes: Krahelski, Giglia, Fournier  
Nays: Hagadorn, Cox

### **C. Spa Gate Replacement Contract**

Motion: Krahelski  
Second: Hagadorn

Resolution: That the association's legal counsel be directed to send a demand to ATR Technologies to have the spa gate installed immediately due to the potential liability and exposure.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

## **VII. NEW BUSINESS**

### **A. Harvest Landscape Invoice Approvals**

Harvest Landscape submitted a series of invoices for work they say was completed several months ago. Management has determined that none of these invoices were paid previously, however, no minutes reflect Board approval for the work either.

Motion: Krahelski  
Second: Hagadorn

Resolution: That Harvest be reminded that similar old invoices were submitted and paid in December and that the association was deemed "caught up" during that review. Management was directed to pull all invoices and check for similarities in description. Invoices from July forward were approved to pay.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

**B. Tot Lot Sand Replacement Recode**

The tot lot sand replacement project was paid out of the operating account and should have been coded to reserves in the amount of \$8,200.00.

Motion: Krahelski  
Second: Hagadorn

Resolution: That the tot lot sand replacement project be recoded to reserves in accordance with prior minutes.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox  
Nays: None

**C. 2016 Budget**

The Board reviewed two draft budgets as prepared by Management based on the two recently received reserve study alternatives. One reflects a 69% funding method will pool decks slated to be replaced over a four (4) year period and one represents a 100% funding method with no funds for pool decks. A motion regarding budgets was tabled pending further Board review.

**VIII. NEXT MEETING**

The next board of directors meeting is scheduled for Monday, October 12<sup>th</sup> with executive session at 6:30 p.m. and general session at 7:00 p.m. at the Clubhouse. The annual meeting of the members is slated for October 20<sup>th</sup> at 8:00 p.m.

**IX. ADJOURNMENT**

There being no further business to come before the board in general session, the meeting was adjourned back to executive session at 9:06 p.m. by Board President Mike Krahelski to discuss matters related to 3<sup>rd</sup> party contracts, member discipline, member delinquency, and approval of executive session minutes.

\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date