

**PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, OCTOBER 12, 2015
PARK PASEO CLUBHOUSE
25 CHRISTAMON WEST**

GENERAL SESSION MINUTES

I. CALL TO ORDER

The general session meeting was called to order by Board President Mike Krahelski at 7:13 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Thursday, October 8, 2015.

DIRECTORS PRESENT

Mike Krahelski
Brian Hagadorn
Bryan Giglia
Tanja Fournier
Ric Cox

DIRECTORS ABSENT

None

REPRESENTING PCM

Marybeth O. Green, CMCA[®], CCAM[®], MAEd

EXECUTIVE SESSION

An executive session meeting was held prior to and just following the general session meeting to discuss matters of third party contracts, member discipline, and member delinquency.

II. PRESENTATIONS

A. Landscape & Aesthetics Committee Report

Tanja Fournier presented information from the Landscape & Aesthetics Committee on the turf replacement program and the Planning Area 5B group. It was noted that the turf replacement program was previously reviewed at an October 2014 Town Hall meeting, and that the association had qualified for a turf replacement incentive of 144,000 sq. ft. of turf for total rebate qualifications of \$288,000.00.

B. Arborist Report on Clubhouse Ficuses

Douglas B Kokesh, Harvest Landscape's certified arborist was in attendance to present his findings on the three (3) Ficus trees in front of the clubhouse on Christamon West. Although he recommended removal, he also presented options to restructure the trees to limit hardscape damage and low overhangs.

III. HOMEOWNER FORUM

Over 80 members were in attendance to discuss the following matters:

- Support and opposition to the removal of the three Ficus trees
- Concern regarding the turf removal signage and better communication about the types of chemicals being used
- Support and opposition to the replacement of turf with drought-tolerant plants
- Support and opposition to the replacement of sand in the Christamon tot lot with rubberized materials
- Lack of detailing by Harvest Landscape in less-trafficked areas
- Request to bring management back to in-house model
- Concern about lack of communication from the Board to members
- Dissatisfaction with lack of content in the HOA's monthly newsletter
- Dissatisfaction with the communication of the deadline to submit candidacy statements for the upcoming election on Tuesday, October 20, 2015
- Ric Cox, Tanja Fournier, and Gus Aarnaes each made statements related to their candidacies for the upcoming election

IV. PRESENTATION VOTES

A. Vote to Remove or Not Remove Clubhouse Ficuses

Motion: Krahelski
Second: Cox

Resolution: That the Ficus tree removal vote be reopened for discussion.

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

Motion: Fournier
Second: Giglia

Resolution: That the three (3) Ficus trees in front of the clubhouse be removed.

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

The motion was withdrawn.

Motion: Krahelski
Second: Fournier

Resolution: That the three (3) Ficus trees in front of the clubhouse not be removed and that they be trimmed and monitored in accordance with the arborist's recommendations for Option #2 of his report, including root pruning and removal of the affected asphalt. The cost for tree remediation is not to exceed \$2,000.00 with funds to be expended from operating account #5290-1012 (Tree Trimming) which has \$11,750.00 remaining in the current fiscal year. Management was directed to obtain a bid for asphalt, concrete and brick repair work from Ben's Asphalt to follow or be completed in conjunction with the root pruning.

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

B. Vote to Remove or Not Remove Turf As Recommended by Committee

Motion: Krahelski
Second: Cox

Resolution: That the turf replacement program continue with Harvest Landscape instructed to proceed in the following order: (a) turf replacement on Orange Arrow from Yale Avenue to the clubhouse frontage, but not including the turf in front of Area 5B; (b) turf replacement in front of the clubhouse after the trees are trimmed and adjusted; (c) continue with the remainder.

Harvest is to petition IRWD for an extension to accommodate the multiple areas, and Harvest is to discontinue spraying of turf in areas outside of the two identified in case the extension does not go through. If the extension request is successful, the areas will be approved by the Board at general session meetings going forward. The turf within the pool areas at Christamon and Prosa will not be sprayed or removed.

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

V. COMMITTEE REPORTS

A. Architectural Committee

Motion: Krahelski
Second: Hagadorn

Resolution: That the minutes of the September 30, 2015 ARC meeting be accepted as presented and that the Committee use language citing the IRWD drought-tolerant plants as guidelines for the upcoming Architectural Guidelines revisions.

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

B. Social Committee

Motion: Krahelski
Second: Cox

Resolution: That the Social Committee's "Gingerbread House Decorating Party & Contest" be approved for Friday, December 11th at 6:30 p.m. in the clubhouse. Information will be posted to the November and December newsletters.

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

VI. MANAGEMENT REPORTS

The following reports were reviewed and filed:

- A. Action List**
- B. Work Order Reports**
- C. Site Visit Reports**
- D. Financial Reports**

VII. MOTION CONSENT CALENDAR

Motion: Krahelski
Second: Hagadorn

Resolution: That Consent Calendar items A, C, and E be approved as amended.

A. September 2015 Financial Statements

Resolution: That the financial statements dated September 30, 2015 be approved as presented reflecting operating assets in the amount of \$252,651.53, reserve assets in the amount of \$715,182.31, current assets of \$17,253.92 for total assets of \$985,087.76.

C. Lien Approvals

Resolution: That the following accounts be liened in accordance with the association's delinquency policy: 7761408, 7764042, and 7766035.

E. Harvest Tree Trim/Removal

Resolution: That Harvest Landscape be approved for the removal of two dead eucalyptus trees and two large tree branches for a total cost of \$1,800.00 with funds to be expended from operating account #5290-1012 (Tree Trimming) which has \$11,750.00 remaining in the budget for the

current fiscal year.

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

PULLED CONSENT CALENDAR ITEMS

B. Approval of Minutes – September 14, 2015

Motion: Hagadorn
Second: Krahelski

Resolution: That the General Session minutes dated September 14, 2015 be approved as presented.

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

D. CPA Approval

Motion: Krahelski
Second: Fournier

Resolution: That Inouye, Shively, Longtin & Klatt be approved to perform an audit and tax preparation for the fiscal year ending December 31, 2015 for a total cost of \$1,700.00 with funds to be expended from operating account #5002-0000 (Audit) which has an annual budget of \$1,800.00.

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

F. Steve Cox Invoice Proposal

Motion: Krahelski
Second: Hagadorn

Resolution: That Steve Cox be approved for various work through the community for a total cost of \$1,560.00 with \$1,100.00 to be expended from reserve account #2457-1000 (Recreation Area Reserves) which has a balance of \$60,947.14 and \$460.00 to be expended from operating account #5205-0000 (Building Repair & Maintenance which has \$1,227.17 remaining in the budget as of September 30, 2015.

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

VIII. UNFINISHED BUSINESS

A. Tot Lot Carpet Replacement Bids

Motion: Hagadorn

Second: Krahelski

Resolution: That USSA be approved to install new carpet to replace the damaged carpet at no cost to the association.

Ayes: Krahelski, Hagadorn, Giglia, Fournier, Cox

Nays: None

B. 2016 Budget & Reserve Study

Motion: Hagadorn

Second: Krahelski

Resolution: That the pool deck replacement reserve be built up in the upcoming years with replacement slated once the components are funded and that the 2016 Budget be calculated for review and approval at the November meeting with a \$10.00 per unit, per month increase.

Ayes: Krahelski, Hagadorn

Nays: Giglia, Fournier, Cox

The motion failed.

Motion: Fournier

Second: Giglia

Resolution: That Management be directed to draft a budget for review and approval at the November meeting with a 20% monthly dues increase.

Ayes: Giglia, Fournier

Nays: Krahelski, Hagadorn, Cox

The motion failed.

C. Pool Deck Replacement Bids

In conjunction with the draft reserve study, deck replacement bids were solicited from Alan Smith Pools to assist with number comparisons with the reserve study.

The Board requested additional information on the pool deck replacement lifespan, and tabled the discussion until November along with the final budget review.

IX. NEW BUSINESS

A. WeatherTrak Contract Renewals

Motion: Krahelski
Second: Hagadorn

Resolution: That WeatherTrak be approved for a single renewal of five (5) controllers over a 5-year period for a cost not to exceed \$6,100.00 with funds to be expended from operating account #5225-1004 (Irrigation Repairs) which has \$4,337.54 remaining in the current fiscal year budget as of September 30, 2015.

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

B. Tennis Court Sign Approval

Motion: Hagadorn
Second: Giglia

Resolution: That Management be authorized to have a tennis court rules sign created and installed in accordance with direction from Board Member Ric Cox.

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

C. Tennis Court Sign-Ups Online

Discussion about electronic tennis court sign ups was tabled to the November meeting.

D. Board Member Reimbursement – Screen

Motion: Krahelski
Second: Hagadorn

Resolution: That Tanja Fournier be reimbursed in the amount of \$124.74 for the purchase of a projection screen for use at the clubhouse with funds to be expended from operating account #5041-0000 (Miscellaneous) which has \$320.41 remaining in the current fiscal year budget as of September 30, 2015.

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

X. NEXT MEETING

The next board of directors meeting is scheduled for Monday, November 9th with executive session at 6:30 p.m. and general session at 7:00 p.m. at the Clubhouse. The Board directed that board meetings be moved to the 1st Mondays of each month beginning in January to ensure there is sufficient time to include updates in that month's newsletter.

XI. ADJOURNMENT

There being no further business to come before the board in general session, the meeting was adjourned back to executive session at 11:52 p.m. by Board President Mike Krahelski to discuss matters related to violations and to approve the executive session minutes.

Printed Name/Title

Approval Signature

Date