

**PARK PASEO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, NOVEMBER 9, 2015
PARK PASEO CLUBHOUSE
25 CHRISTAMON WEST**

GENERAL SESSION MINUTES

I. CALL TO ORDER

The general session meeting was called to order by 1st Vice President Brian Hagadorn at 7:06 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Thursday, November 5, 2015.

DIRECTORS PRESENT

Mike Krahelski (out at 7:08 p.m.)
Brian Hagadorn
Bryan Giglia
Tanja Fournier
Ric Cox
Gus Aarnaes (elected at 8:24 p.m.)

DIRECTORS ABSENT

None

REPRESENTING PCM

Marybeth O. Green, CMCA®, CCAM®, MAEd

EXECUTIVE SESSION

An executive session meeting was held prior to the general session for the purposes of discussing a handyman contract, violations, member delinquency, and approval of the previous executive session minutes. The Board resolved to start the judicial foreclosure process for APN 530-031-31.

II. PRESENTATIONS & COMMITTEE REPORTS

A. Thank You to Outgoing Board Member

Outgoing Board President Mike Krahelski was in attendance to accept thanks from the community and a small gift basket for his years of service.

(Mike Krahelski excused himself from the meeting at 7:08 p.m.)

B. Architectural Committee – Architectural Rule Changes

Motion: Fournier
Second: Hagadorn

Resolution: That the minutes of the October 28, 2015 Architectural Review Committee be ratified as presented.

Resolution: That the revisions to the architectural guidelines for artificial turf and drought-tolerant plant applications and revisions to the application form for neighbor notification be approved for distribution to the community members for review. Distribution will be done at the bulletin board, through the community website, and via the next newsletter.

Ayes: Hagadorn, Giglia, Fournier, Cox

Nays: None

C. Landscape & Aesthetics Committee/Planning Area 5B

Committee Chair Tanja Fournier provided an update on the Committee's progress and noted that the Landscape & Aesthetics Committee had added new members. Along with the report, it was noted that the eucalyptus tree at 15 Christamon West was leaning severely.

Motion: Fournier

Second: Giglia

Resolution: That the leaning eucalyptus tree be approved for removal by Harvest Landscape for a cost not to exceed \$2,000.00 predicated on directive from Harvest's certified arborist that the tree posed a threat and predicated on approval from the City of Irvine.

Ayes: Hagadorn, Giglia, Fournier, Cox

Nays: None

D. Social Committee

Management is working with the Social Committee Chair on the gingerbread house event on Friday, December 11th at the clubhouse.

E. Swim Club & Pool Heat Vote

The Swim Club had previously requested to provide a proposal to keep the Christamon pool heat on. The Board requested additional information from both the Swim Club and from Management regarding pool heat costs and opportunities to set timers.

Motion: Giglia

Second: Fournier

Resolution: That the pool heat be extended an additional month at the main pool to be voted on at the December 14th meeting.

Ayes: Hagadorn, Giglia, Fournier

Nays: Cox

II. HOMEOWNER FORUM

Over 20 owners were in attendance to discuss the following:

- Neighbor complaint regarding not maintaining the home
- Thank you for the projects that are in process and completed
- Owner research regarding past expenses to be provided to board members
- Lack of communication to owners about landscape and dissatisfaction with new look
- Swim program support
- Swim program concerns for loss of owner usage
- Tree overhang issue into an owner's yard

III. **MANAGEMENT REPORTS**

The following reports were reviewed and filed:

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

IV. **ELECTION ANNOUNCEMENT**

Brad Walker, Esq. of Cane, Walker & Harkins and Amanda Klix of The Ballot Box presented the following information regarding the election:

- Gustav "Gus" Aarnaes 304 votes
- Ric Cox 204 votes
- Tanja Fournier 105 votes

The IRS Revenue Ruling 70-604 measure passed with 185 yes votes, 5 no votes and 15 abstentions.

(Gus Aarnaes was seated to the Board at 8:26 p.m.)

V. **MOTION CONSENT CALENDAR**

Motion: Hagadorn
 Second: Fournier

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

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

A. October 2015 Financial Statements

Resolution: That the financial statements dated October 31, 2015 be approved as presented reflecting operating assets in the amount of \$221,670.82, reserve assets in the amount of \$710,725.73, current assets of \$16,696.46 for total assets of \$949,093.01.

B. Approval of Minutes – October 12, 2015

Resolution: That the General Session minutes dated October 12, 2015 be approved as presented.

C. Wader Filter Repair Bid

Resolution: That Decksider be approved to repair the wader filter for a total cost of \$1,418.49 with funds to be expended from reserve account #2450-1002 (Pool/Spa) which has a balance of \$43,601.80 as of October 31, 2015.

Pulled Consent Calendar Item:

D. Harvest Landscape Bids

Motion: Hagadorn
Second: Fournier

Resolution: That Harvest Landscape be approved to perform the following work predicated on confirmation from Harvest's arborist that the tree removals are necessary and notification to the City of Irvine prior to removal.

<i>Work</i>	<i>Area</i>	<i>Cost</i>
Remove 1 euc	24 Delamesa W	\$ 950.00
Ficus trimming	Clubhouse	(ratify) \$1,755.00
Remove 4 eucs	Greenbelt at Soccer Field	\$7,000.00

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

VI. UNFINISHED BUSINESS

A. Major Project Confirmation

In keeping with the ongoing budget discussion, Treasurer Fournier requested that the following major projects be confirmed for priority:

- 1) Pool Furniture Replacement
- 2) Records Retention/File Cleanout
- 3) Landscape Projects (3 Phases, including turf removal)
- 4) Clubhouse Redecorating
- 5) Lighting
- 6) Entry Signage & Monuments

The Board agreed that the priorities would remain as previously determined.

B. 2016 Budget & Reserve Study

Motion: Hagadorn
Second: Fournier

Resolution: That the reserve study be approved as presented by RDA in their first draft with no funding for pool decks or mason walls.

Resolution: That the budget be adopted reflecting a monthly assessment of \$105.00 per unit.

Ayes: Hagadorn, Cox, Aarnaes, Fournier, Giglia

Nays: None

C. Holiday Clubhouse Rentals

Currently there is no prohibition against renting the clubhouse on holidays, nor is there an extra fee for doing so. The Board confirmed that this practice would be continued and that the clubhouse would be made available for rental on holidays.

VII. NEW BUSINESS

A. Side Gate Area Revamp

The gate between the school and the tot lot fence was originally installed to prevent skateboarders from launching into parked cars. Tanja Fournier has worked with Harvest to come up with an idea to install rocks where turf used to be. The Board directed that zip-ties be used to secure the gate and that skate stop proposals be obtained.

B. Tree Trim Bid & Removal Request

A motion to approve tree trimming was tabled pending a breakdown from Harvest Landscape with recommended removals included. The area at 6 Entrada West would specifically be reviewed for potential trimming or removal.

C. Owl Box Bid

A proposal was received from Quality Pest Control to install owl boxes for the control of rodents in the community. Although the proposal presents an alternative to bait stations, the fee is \$3,300.00 with no guarantees that the owls would stay, therefore the bid was denied.

D. Dance Floor Refurbishment Proposal

The dance floor has been used several times since it was last cleaned a few years ago. Steve Cox has recommended that it be taken apart, cleaned, then reassembled. The total cost would not exceed \$120.00.

Motion: Hagadorn

Second: Fournier

Resolution: That Steve Cox be authorized to clean the dancefloor for a cost not to exceed \$120.00 with funds to be expended from operating account #5255 (Repairs & Maintenance) which has a balance of \$4,453.45 for the

current fiscal year as of October 31, 2015.

Ayes: Hagadorn, Aarnaes, Fournier, Giglia

Nays: None

Abstain: Cox

E. We Save Bees Contract

A motion regarding the We Save Bees Contract was tabled to December.

F. Officer Position Appointments

Motion: Fournier

Second: Hagadorn

Resolution: That the following officer positions be appointed as presented:

President – Brian Hagadorn

1st Vice President – Ric Cox

2nd Vice President – Gus Aarnaes

Treasurer – Tanja Fournier

Secretary – Bryan Giglia

Ayes: Hagadorn, Cox, Aarnaes, Fournier, Giglia

Nays: None

VIII. NEXT MEETING

The next board of directors meeting is scheduled for Monday, December 14th with executive session at 6:30 p.m. and general session at 7:00 p.m. at the Clubhouse.

IX. ADJOURNMENT

There being no further business to come before the board in general session, the meeting was adjourned at 10:11 p.m. by President Brian Hagadorn.

Printed Name/Title

Approval Signature

Date