

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

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| GENERAL SESSION MINUTES |
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I. CALL TO ORDER

The general session meeting was called to order by President Brian Hagadorn at 7:12 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Thursday, December 10, 2015.

DIRECTORS PRESENT

Brian Hagadorn
Ric Cox
Gus Arnaes
Tanja Fournier
Bryan Giglia

DIRECTORS ABSENT

None

REPRESENTING PCM

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

REPRESENTING CANE, WALKER & HARKINS

Brad Walker, Esq. (out at 8:13 p.m.)

EXECUTIVE SESSION

An executive session meeting was held prior to the general session for the purposes of discussing matters relating to legal advice from counsel, violations, member delinquency, and approval of the previous executive session minutes.

II. HOMEOWNER FORUM

There were over 20 residents in attendance to discuss the following:

- Arthur Schwarz of 17 Glorieta East requested that a report he created be distributed to the membership at association expense. The request was denied, however he was offered to have the alternative distribution method which permits him to provide sealed envelopes, postage prepaid, to the association and an HOA representative would affix the names of the owners on those envelopes he provides. The Board acknowledged that they had read his report, but that they disagreed with its validity and no further action would be taken by the association. It was also noted that management would provide a response to him, in writing, regarding his request.
- Mr. Schwarz requested additional information regarding interest percentages calculated by the reserve analyst, movement of landscape replacement reserve funds, and answers to the various questions raised in his report. The Board noted that they would take several of these items up for discussion at future meetings, or that he was welcome to discuss the matters with the association's managing agent.

- Melanie Foster of 34 Fortuna East expressed concern about water runoff from the greenbelts in her area. She was requested to meet at the on-site office to review the locations as the issue was likely to be in areas maintained by the City of Irvine.
- Wendy Tsai of 19 Kara East was in attendance to express displeasure with the performance of management and lack of responsiveness.
- Tracy Dickman of 6 Entrada West requested the removal of the eucalyptus trees adjacent to her property due to overgrowth and excessive bark and debris coming into her yard. The Board would discuss this under Unfinished Business.

III. PRESENTATIONS & COMMITTEE REPORTS

A. Architectural Committee – Architectural Rule Changes

Motion: Giglia
 Second: Fournier

Resolution: That the minutes from the November 23, 2015 Architectural Review Committee meeting be ratified as presented. Additionally, the Board directed management to research the installation of front yard permanent basketball backboards within the community.

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

B. Landscape & Aesthetics Committee

C. Planning Area 5B Report

Kevin Fournier, Chair of the Committee working on the Planning Area 5B project provided a preliminary proposed map of potential improvements at the end of Orange Arrow adjacent to the IRWD land between Park Paseo and the Eastwood development.

Tanja Fournier, Chair of the Landscape & Aesthetics Committee provided reports and a proposal from Harvest Landscape in conjunction with the turf replacement project.

Motion: Hagadorn
 Second: Cox

Resolution: That Kevin Fournier and the Landscape & Aesthetics Committee be approved to move forward with the landscape and irrigation plan to provide access from the Orange Arrow Park to the walking paseo, subject to agreement with IRWD to landscape and provide access to their property. Additionally, they will work with the landscape architects to ensure the walkway is kept away from the homes on Diamante to the best of their ability given the topography of the area.

Resolution: That Kevin Fournier be directed to schedule a meeting with IRWD to present the plans and estimated cost for their share of the project (40%), and report outcomes of the meeting to the Board at the January meeting.

Resolution: That Harvest Landscape be approved to install Scheme II in Area 2 as it relates to the turf replacement project.

Resolution: That the Committee be requested to obtain bids for new pots to be reviewed by the Board for approval at a future meeting.

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

D. Social Committee

The Social Committee was acknowledged for the successful Gingerbread House Decorating Contest event that was held at the clubhouse on Friday, December 14th. Over 80 attendees participated and photos would be provided for inclusion in the next newsletter. Special recognition was provided to Peggy Cheng, Social Committee Chair, for her work to organize the event.

E. Northstars Swim Team

Representatives from the Northstar Swim Team proposed that they would contribute up to \$1,000.00 per month toward the extra cost of heating the pool in the winter time with the understanding that at least 10 participants would be from outside of the Park Paseo community.

F. Pool Deck Consultant

Carl Brown of AWS Consultants attended the meeting to discuss the services offered by his firm which included deck evaluation and project management oversight.

IV. MANAGEMENT REPORTS

The following reports were reviewed and filed:

- A. Action List**
- B. Site Visit Reports**

V. MOTION CONSENT CALENDAR

Motion: Giglia
Second: Cox

Resolution: That Consent Calendar items A and B be approved as presented.

A. Approval of Minutes – November 9, 2015

Resolution: That the General Session minutes dated November 9, 2015 be approved as presented.

B. Approval of Minutes – November 17, 2015

Resolution: That the Special General Session minutes dated November 17, 2015 be approved as presented.

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

VI. UNFINISHED BUSINESS

A. Pool Heat Extension/Swim Club Use

Motion: Fournier
Second: Hagadorn

Resolution: That the pool heat get shut off, effective immediately, and that the potential to have year-round heat be included in the upcoming survey to the membership.

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

B. Tree Trim Bid & Removal Request

Harvest provided a tree trim proposal for all trees throughout the property, including a tree trim plan.

Motion: Fournier
Second: Hagadorn

Resolution: That the following trees be approved for trimming this winter: 27 orchid/mountain ebones, 285 red ironbarks, 20 cajebput/punk trees, 2 Chinese pistatches, 18 California sycamores, 10 ornamental pears, and all lemongum eucalyptuses.

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

Motion: Fournier
Second: Giglia

Resolution: That the large lemongum at 6 Entrada West be removed and replaced with a 24" box crape myrtle to be installed closer to the sidewalk.

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

VII. NEW BUSINESS

A. Report from Homeowner

Per discussion in homeowner forum, the association will not distribute the report from Arthur Schwarz, however the Board will take several of the suggestions under advisement. Mr. Schwarz is authorized to see the membership mailing list, excluding emails, per the recommendation of association counsel.

B. Homeowner Survey

Management was directed to create a homeowner survey based on Brian Hagadorn's initial draft, for review at the January board meeting to incorporate several suggested modifications.

C. Broker Firm Consolidation

Motion: Fournier
Second: Hagadorn

Resolution: That the account at Morgan Stanley eventually be closed and the funds be deposited to the Comerica brokerage account due to ease of use and better returns.

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

D. Insurance Bids

Motion: Cox
Second: Hagadorn

Resolution: That A/R/R be approved for renewal including earthquake insurance for a total cost of \$16,003.95 with funds to be expended from operating account #5400 (Insurance Premiums) which has an annual budget of \$15,000.00.

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

E. We Save Bees Contract

A motion regarding the We Save Bees contract was tabled to January.

F. Railing Install

The Board directed that bids be obtained to install a railing on the steps leading into the wading pool in the middle of the steps, in similar configuration to the other pool and spa railings.

G. Newsletter

The following newsletter articles were approved:

- Proper monitoring of children at facilities and in common areas
- Being mindful to watch kids in the pool/no lifeguard on duty reminder
- Please note that correspondence sent outside of the association's newsletter or direct mailing is not sanctioned by the Board, nor verified for authenticity

VIII. NEXT MEETING

The next board of directors meeting is scheduled for Monday, January 4th 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 to executive session at 9:59 p.m. by President Brian Hagadorn.

Printed Name/Title

Approval Signature

Date