

**PARK PASEO HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS/LANDSCAPE & AESTHETICS
COMMITTEE MEETING
MONDAY, FEBRUARY 8, 2016
PARK PASEO CLUBHOUSE
25 CHRISTAMON WEST**

SPECIAL SESSION MINUTES

I. CALL TO ORDER

The special session meeting was called to order by President Brian Hagadorn at 6:00 p.m. In accordance with California Civil Code § 4920, the meeting agenda was posted at the designated posting location (bulletin board) on Wednesday, February 3, 2016.

DIRECTORS PRESENT

Brian Hagadorn
Ric Cox
Gus Aarnaes
Tanja Fournier

DIRECTORS ABSENT

Bryan Giglia

LANDSCAPE & AESTHETICS COMMITTEE ATTENDEES

Leslee Effler
Jaggu Jagannath
Tony Molnar
Cathy Paxton
Melanie Foster

II. HOMEOWNER FORUM

The following items were discussed by homeowners in attendance at the meeting:

- Timing of renovation and receipt of rebate funds
- Concern for sparse coverage of planting in the turf removal areas

III. WORKSHOP DISCUSSIONS AND OUTCOMES

Review of Global Concerns and Outstanding Items:

- a. Turf/Weeds – Need to control (Post and Spray)

Posting will be done on Wednesday February 10 – Spraying done Friday

- b. Trenching not done to control run-off

This seems to be a miscommunication on management's Part. Trenching was not discussed by Harvest or the Chair of the L & A Committee.

- c. Areas along Hicks Canyon East of Yale – turf not eliminated

Posting will be done on Wednesday, February 10 – Spraying done Friday.

- d. Prosa area – some plants need to be replaced both perimeter and slope

Harvest will survey this area over the next two weeks and begin replacing any plants that have not thrived. Spot spraying will also occur in this area to keep the weed and grass growth contained.

- e. Crape Myrtle Tree next to tennis court/spa did not thrive - needs to be replaced

Harvest will check the irrigation in this area, replace the tree over the next two weeks and add some ground cover or small shrubs.

- f. Recreation Center Monument Replacement

The Board and Committee discussed replacing or upgrading the current monument in front of the clubhouse. Harvest will provide some examples of monuments and cost for projects recently completed for next workshop meeting.

Review of Revenue and Expense Budget for Project:

144,000 SF of Turf Removed

Community divided into nine planning area to track revenue and expenses

Total Revenue	(\$2.00/sf)	\$288,000
Estimated Expense for Budget Purposes	(1.75/sf)	<u>\$252,000</u>
Minimum Excess		\$ 36,000

Area Design Session:

A. Area 2 (Clubhouse, Strip between Christamon W and Alameda)

Area 2 Turf Rebate Revenue	\$31,000
Area 2 Turf Area Replacement Budget	<u>\$27,000</u>
Excess/ (Deficit) {excess revenue applied to planters in Area 2}	\$ 4,000

- The clubhouse area landscape renovation is complete
- The Alameda strip turf renovation is complete. The Board and L & A Committee discussed PPHOA contribution to renovate planters in the amount of \$4,800*
- Christamon/Delamesa - The Board and L & A Committee agreed to use Scheme #2 for the turf removal area and PPHOA contribution for planters renovation \$18,800*

Motion: Fournier
 Second: Hagadorn

Resolution: Approve expenditure from Park Paseo general fund for \$4,800 to renovate the Alameda strip planters utilizing Laurys Nobilis "Little Ragu" Dwarf Bay for first tier screen in front of wall, and second row of Variegated Pittosporum.

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

Motion: Hagadorn
 Second: Aarnaes

Resolution: Selection of Scheme #2 for the turf removal area and approve expenditure from Park Paseo general fund for \$18,800 to renovate the planters from Christamon W/Delamesa W to Delamesa E/Ninos utilizing Laurys Nobilis "Little Ragu" Dwarf Bay for first tier screen in front of wall, and second row of Variegated Pittosporum in front.

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

B. Area 7 (Orange Arrow (both sides) from Christamon W to Yale

Area 7 Turf Rebate Revenue	\$60,300
Area 7 Turf Area Replacement Budget	<u>\$52,800</u>
Excess/ (Deficit) {excess revenue applied to planters in Area 7}	\$ 7,500

- The turf area has been renovated. The fountain grass will be replaced with large flax at no cost to the association.
- The Board and the L&A Committee discussed renovation of the planters behind the renovated turf area for a total cost of \$13,000, utilizing the \$7,500 excess funds from the turf removal rebate and allocating an additional \$5,500 for the project from the general fund. The design includes utilizing Laurys Nobilis "Little Ragu" Dwarf Bay for

first tier screen in front of wall, second tier of Flax, and placement of a Crape Myrtle in corner of north side of the street, and Tecomaria for ground cover. Additionally, four trees will be installed on the north side of the street. Gus will work with Harvest to select the locations for the trees to be planted.

Motion: Fournier
Second: Hagadorn

Resolution: That the planters behind the renovated turf area be renovated for a total cost of \$13,000, utilizing the \$7,500 excess funds from the turf removal rebate and allocating an additional \$5,500 for the project from the general fund.

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

IV. NEXT SPECIAL MEETING

The next special board of directors meeting – landscape workshop is scheduled for Monday, March 14, 2016 at 6:00 p.m. at the Clubhouse.

V. ADJOURNMENT

There being no further business to come before the board in the special general session, the meeting was adjourned at 8:00 p.m. by President Brian Hagadorn.

Printed Name/Title

Approval Signature

Date