

PARK PASEO HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Monday, April 9, 2018
25 Christamon West, Irvine, CA 92620
General Session Minutes

1. CALL TO ORDER

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was called to order at 7:05 p.m. by President Gus Aarnaes. In accordance with California Civil Code, the agenda was posted at least four days prior to the meeting.

DIRECTORS PRESENT

Gus Aarnaes
Ric Cox
Kal Patel
Yumi Renshus
Mina Brooks

DIRECTORS ABSENT

None

ASSOCIA-PCM

Lisa Gross, General Manager, CCAM®

OTHERS PRESENT

There were four (4) homeowners in attendance.

2. EXECUTIVE SESSION

An Executive Session meeting was held prior to this General Session and immediately after this General Session, where the Board of Directors discussed some, or all, of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and / or (6) approval of Executive Session minutes.

3. HOMEOWNER FORUM

There were four (4) homeowners in attendance to discuss parking matters in the community, recreational vehicles, and double solid yellow lines in the community installed by The City of Irvine.

REPORTS

The following reports were reviewed and filed:

- A. Architectural Review – Minutes dated April 3, 2018 were reviewed, and included the denial applications submitted by the owners located at 15 Glorietta East (paint), 9 Kara East (paint), and 24 Christamon West (paint). Architectural Committee member Timothy Costello submitted his resignation via email dated March 12, 2018.

- B. Action List - Ongoing
- C. Work Order Report – March 2018
- D. Landscape Notes – MSR Report – March 2018
- E. Site Review Reports – March 2018
- F. Financial Report – February 2018

4. CONSENT CALENDAR

Motion: Cox
Second: Patel

Resolution: That the Park Paseo Consent Calendar items listed be approved / accepted as amended.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

A. Financial Report – February 28, 2018

It is Board policy to review the draft financial statements at each General Session Board Meeting. Associa-PCM has prepared and attached the most recent financial statements for review and acceptance by the Board.

The notable highlights as are as follows:

Operating Funds*	\$287,054.43
Reserve Funds	\$1,004,686.63
Accounts Receivable**	(\$17,153.83)
Prepaid Expenses (Includes Insurance)	\$14,622.08
Other Current Assets	(\$210.00)
Total Assets	\$1,004,686.63
Total Liabilities	\$80,183.63
Current Year Net Income or (Loss)	\$33,485.66

*Reflects \$16,165.41 due from operating to reserves.

**Included in the Accounts Receivable are 3 accounts that are in collections and allowance for doubtful accounts.

Resolution: That the February 28, 2018 financial statements be accepted as presented subject to audit or review.

B. Approval of Minutes – March 12, 2018

Motion: Cox
Second: Patel

Resolution: That the General Session minutes dated March 12, 2018 be approved as amended.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

5. UNFINISHED BUSINESS

A. Monument Sign – Drawing Sign Offs

Motion: Brooks
Second: Aarnaes

Resolution: That the Board approve Ric Cox as liaison for the monument sign drawing project sign off once Promotional Signs receives the revised drawings from the City of Irvine that need reviewing prior to the project start up. The original size for the monument signs were 5'0 X 13'5 with the Association logo added to the single sided signs to be placed on both the east and west side of Yale were not accepted by the City of Irvine. Therefore, the dimensions were reduced to a maximum of 8 feet wide, the removal of the tree logo, addition of 4" black space margins around the side panel and maximum 24 square feet sign size. The monument sign for the clubhouse.

will be double sided and a maximum of 12 feet wide, 24" tall with symbol, 4" black space margins around the sign panel, maximum sign panel to be 4 feet high and 10 feet wide with a maximum of 40 square foot sign size.

Ayes: Aarnaes, Patel, Renshus, Brooks
Nays: None
Abstain: Cox

B. Recreational Vehicles – Parking

Motion: Brooks
Second: Aarnaes

Resolution: That the Board take no immediate action on the recreational vehicle situation in the community after several residents brought to the Board in homeowner forum that recreational vehicles have been parked on Campanero West with no enforcement from the Association. The CC&R's are interpreted by members differently and over the years, the Association has not enforced "in garage" parking. The Board will refer to legal counsel on the matter.

The current rules allow for the garages to be used for parking of vehicles and storage.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

C. Paint Colors – Dunn Edwards

Motion: Brooks
Second: Aarnaes

Resolution: The Board resolved to take no further action on the existing 29 color schemes put together in 2015 by Dunn Edwards that are within the "earth tone" color palette. Residents are encouraged to select from the color scheme book inside the clubhouse office or online. Architectural applications approved in the past with colors outside the "earth tones" will not be approved and therefore, residents would need to select a new paint color.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

D. Orange Arrow Landscape

Motion: Cox
Second: Brooks

Resolution: That the Board approve Management to obtain the old proposal from Harvest Landscape including the draft sketch showing the DG path and plant material for the Orange Arrow area that is in need of new landscape after the turf project removal in late 2015 and funds were given to the Association by Irvine Ranch Water District to landscape the area. The Irvine Ranch Water District has an easement for access that requires approval from the Association, or at least a courtesy notice when entering their area which is between Eastwood Community and Orange Arrow area. Ric Cox made a recommendation to add a fence close to the sidewalk and landscape the front area only. Board Members recommended perhaps breaking the proposals down to cover phases 1, 2 and 3. This matter will be placed on the May 14, 2018 agenda for further discussion.

Ayes: Cox, Patel, Renshus, Brooks
Nays: None
Abstain: Aarnaes

6. NEW BUSINESS

A. Draft Audit – Year End December 31, 2017

Motion: Cox
Second: Patel

Resolution: That the Board approve the draft audit dated March 30, 2018 submitted by Inouye, Shively, and Klatt for fiscal year ending December 31, 2017 at a cost of \$1,700.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

B. Northstar Swim Team – Clubhouse Usage Request

Motion: Aarnaes
Second: Brooks

Resolution: That the Board approve the request submitted by Sangeeta Gupta, Northstars Board Member for the usage of the clubhouse on May 3, 2018 and August 11, 2018 in addition to waiving the \$250.00 security deposit to allow for a parent meeting and end of season party.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

C. Movie Night – Fun Flicks

Motion: Cox
Second: Patel

Resolution: That the Board take no action on the May 18, 2018 movie night and made a recommendation for Management to reach out to the Northstars swim team requesting their assistance by volunteering for the movie night for helping to set up, tear down, hold flashlights, and pass out popcorn. Management also directed to select another date for the movie night in connection with the Northstar Swim Team availability.

Ayes: Aarnaes, Cox, Patel, Renshus, Brooks
Nays: None

D. Newsletter Topics

The following topics were requested for the next newsletter:

- Status summary of top 3 projects
- Board Member Bio – Kal Patel
- Architectural Member Volunteer
- Movie Night Volunteers
- Movie Night Teaser
- Northstars Swim Team Practice Times
- General Pool Rules
- Helpful Hints
- New Lost and Found Box at Main Pool
- Time Limit of 3-5 minutes for General Session Homeowner Forum / Hour Glass
- Parking on street / driveway
- No sidewalk parking / blocking / City offense
- Reporting Crime in Community – Close windows / lock doors, etc.

8. **Reference Material (Informational Only)**

The following reference materials were reviewed and filed:

- A. Correspondence
- B. Annual Calendar
- C. Newsletter – February 2018
- D. Site Maps

9. **NEXT MEETING & SITE REVIEW**

The next Meeting of the Park Paseo Board of Directors is scheduled for Monday, May 14, 2018 located at the clubhouse. Executive Session will begin at 6:30 p.m. and General Session will follow at 7:00 p.m.

10. **ADJOURNMENT**

There being no further business to come before the Board in General Session, the meeting was adjourned at 10:20 p.m. by President, Gus Aarnaes.

Gus Aarnaes / Pres.
Printed Name/Title

Gus Aarnaes
Approval Signature

3-18-19
Date