

THE MINUTES OF THE ASSOCIATION MEETING OF THE AUTUMN POINTE HOMEOWNERS ASSOCIATION

January 12, 2011

CALL TO ORDER	The following are the Minutes of the Association meeting of the Board of Directors of the Autumn Pointe Homeowners Association held on January 12, 2011, in the Conference Room of Ideal Management in the City of Alhambra. President, Mr. Gus Vindell noted a Quorum was present and called the meeting to order at 7:30 p.m.
BOARD MEMBERS PRESENT	Gus Vindell, President, Grace Lowenberg, Secretary; and Ricardo Ortega, Treasurer.
BOARD MEMBERS ABSENT	Ms. Margarita Ferdin, Vice President, and Mr. Davidson Jackson, Member At Large.
MANAGEMENT TEAM PRESENT	Mr. Samuel Wu & Ms. Winnie Poon.
Homeowners Forum	No homeowners were present.
Approval of Meeting Minutes for November 17, 2010	Ms. Lowenberg motioned to accept the minutes of November 17, 2010 with minor spelling corrections, and Mr. Ortega seconded the motion. The motion was approved unanimously.
Review of the December 2010's Financial Reports	<p>Mr. Wu from Ideal Management presented the December 2010's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$36,337.92 Operating Expenses \$29,665.02 Total Association Reserves: \$245,976.87</p> <p>The reserve contributions of \$6,541.00 were not made for December 2010 due to other expenses incurred.</p> <p>In December, the Association paid for the balance of the valve replacement (\$10,250) and two months of Security Services (\$5,761.95). Overall, in 2010 the revenue was \$2,039.63 less than the budget (\$441,648.37 collected vs. \$443,688 budgeted) and the expenses were \$34,857.75 more than the budget (\$400,053.75 paid vs. \$365,196.00 budgeted). This was because the pressure valve replacement project (\$21,000), unexpected roof repairs (\$4,200), extra trash removal costs (\$3,785), increases in Insurance premium (\$4,500) and legal fees to complete the amended CC & Rs (\$4,730).</p>

Mr. Ortega motioned to accept the December 2010's Financial Reports as provided; Ms. Lowenberg seconded this motion. The motion was approved unanimously.

Board Assignments

Ms. Lowenberg reported that Unit #122 is complaining that Unit #123's water is leaking, because he could hear water running all day/night long. She is also concerned about the concrete walkway repair, to see if it has been completed. She reported that the drain pipe on the masonry wall had been repaired.

Mr. Ortega reported that some of the rain gutters in Phase 1 are leaking very badly. Furthermore, there may be a rat problem in the building on Bohlig Road. Management will follow up on these items.

Amended CCR's and House Rules

Management reported the recorded copy of the new amended CC & R's had been received. It will be scan to a disk, and distributed to all of the homeowners together with their February's statements.

With the new CC & R's , the Rules and Regulations will be revised by the Board and management will provide the sections in the new CC & R's to support the revised rules.

Re-surfacing the blacktop

The original starting date on the blacktop (driveways) project was set for January 12, 2011. Due to the rain storms in December, this project had been postponed by the contractor until a later date. Management will inform the Board as soon as the new date is scheduled.

Mr. Vindell proposed to raise the old speed bumps to the same height as the newer speed bumps when the driveway project is being done. Management will get a proposal from the contractor and present it for the Board's approval.

Front Directory Sign with Map

The Board proposed to install a Directory Sign at the main entrance of the complex on Dobbs Street. The management will hire an electrician to place a conduit from the common area light to the area where the sign will be placed in the front entrance of the complex.

Maintenance Report

1. Vendor evaluation was completed by the Board members.
2. There were 16 roof leaks in December. All of the roofs were repaired. Now we are waiting for the proposals on repairing the interior damages.
3. VLA Landscaping changed their name to VF Landscaping, starting on January 1, 2011.

Goals for 2011

The Board reviewed the list of goals for 2011.

Autumn Pointe Walk Through (2nd phase)

The Board scheduled the walk-through for the second phase homes on Saturday, January 29, 2011 at 9 AM at the picnic area.

**Removal of plants
and vegetable
gardens**

The Board will cite the homeowners whom are placing potted plants and making individual vegetable gardens in the common areas, after the second phase walk through is completed.

**Association
Newsletter**

The Board would like to provide a Quarterly Newsletter for the homeowners

**Additional Lights (5)
to stairwells for 2321
& 2325 Highbury
Ave.**

Mr. Vindell proposed to install 5 common area lights on the buildings at 2321 & 2325 Highbury Ave. to increase their lighting at night. The Board approved this proposal.

**Towing Company
Status**

Ms. Winnie Poon reported to the Board that she had contacted 5 different towing companies, but due to the new towing licenses required by the City of Los Angeles, she had not found a company that can service our area. She will continue to seek a Towing company that can assist the HOA in towing away the violators.

Other Matters

1. Violation letter to Unit #22 & #67 for BBQ in front of their garages.
2. Warning letter to Unit #162 for parking violations.


Adjournment

Without other issues, the Board adjourned into the Executive Session at 9:15 pm

Next Meeting

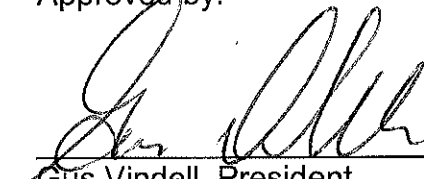
The next Association Meeting will be held on February 9, 2011 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Samuel Wu, Property Manager

Approved by:



Gus Vindell, President 2-16-11
Date

Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary 2/16/2011
Date

Autumn Pointe Homeowners Association