

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

February 16, 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 February 16, 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, Ms. Margarita Ferdin, Vice President; Grace Lowenberg, Secretary; and Ricardo Ortega, Treasurer.
- BOARD MEMBERS ABSENT** 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 January 12, 2011** Ms. Lowenberg motioned to accept the minutes of January 12, 2011, and Mr. Ortega seconded the motion. The motion was approved unanimously.
- Review of the January 2011's Financial Reports** Mr. Wu from Ideal Management presented the January 2011's financial report to the Board. These figures are as follow:
- Operating Income \$38,224.24
Operating Expenses \$40,028.51
Total Association Reserves: \$246,023.64
- The reserve contribution of \$6,541.00 was not made for January 2011.
- In January, the Association paid for the utilities (\$5,561.33 for electricity and \$14,536.29 for water) and for December and January's security guard services (\$5,761.96).
- Mr. Ortega asked about the higher cost of the telephone invoice (\$460.89). The management reported that those costs included the installation of 2 DSL lines for the security camera system. The usual telephone invoice should be about \$160 per month.
- Furthermore, due to the limited interest earning at Comerica Reserve Money Market account and their monthly bank service charges, the

Board agreed to close this reserve account, (\$110,550.28) and transfer the fund to the Wells Fargo reserve account

Ms. Ferdin motioned to accept the January 2010's Financial Reports as provided; Mr. Ricardo seconded this motion. The motion was approved unanimously.

Board Assignments

Ms. Lowenberg expressed concerned about the interior repairs for the units that had roof leaks in December.

Mr. Ortega reported that there are tires and barbeque grills in the Association garage that should be removed. Also, the security camera on the first phase is not working. Lastly, mousetraps should be placed at the entrance of Dobbs Street, and new traps for Units #146 - #161. Management will follow up on these items.

Amended CCR's and House Rules

Management reported the new amended CC & R's had been copied to CDs that will be mailed to the homeowners later this month. The Board would like these CDs to be mailed with an Association Newsletter.

With the updated CC & R's, the Rules and Regulations need to be revised to reflect the CC&R's.

Re-surfacing the blacktop

Due to the weather, the surrey project for the blacktop (driveways) project was postponed. There are 27 places in the driveways need to be patched before the surrey will be done. Management will notify the Board as soon as the new date is scheduled.

Front Directory Sign with Map

The Management reported to the Board that it will cost approximately \$1,000 for a new wooden directory sign, and about \$3,000 for a sign box with lights to be placed at the entrance of Autumn Pointe on Dobbs Street side.

The Board would like to see some different designs before deciding on what type of sign to use.

Palm Tree Trimming

The palm trees in the parking lot were trimmed and the Board members were pleased with the results. Three cars were towed at the owner's expense for failing to move their cars during the project.

Maintenance Report

The interior repair proposals from PC Construction for unit #5 (\$1,200), #6 (\$400), #27 (\$450), #62 (\$650), unit #122 (\$250), #154 (\$450). #174 (\$1,200), and #175 (\$1,350) were approved by the Board. Management will get another estimate for replacing the wood floor in #152 for \$1,600.

The Management also presented proposals from A & J Roofing Services to replace & repair the rain gutters and down spouts.

Goals for 2011

The Board reviewed the list of goals for 2011.

**Autumn Pointe Walk
Through (2nd phase)**

The Board members had a walk-through for the second phase homes on Saturday, February 12, 2011 at 9 AM.

The management prepared a list of the violations, with pictures by Mr. Vindell. Violation letters will be mailed out, together with the violations cited in the first phase walk through last month.

**Association
Newsletter**

Ms. Ferdin will prepare a Quarterly Newsletter for homeowners to inform them of the new security camera system, picking up after their pets, remove plants in the stairways and landings, and have parking permits posted when parking in the common areas.

Other Matters

A violation letter will be issued to unit #95 regarding car repairs in his garage along with the noise that is disturbing the neighbors.

Adjournment


Without other issues, the Board adjourned into the Executive Session at 8:50 pm

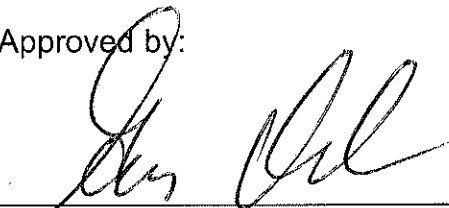
Next Meeting

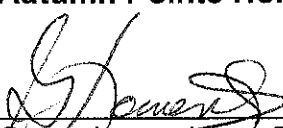
The next Association Meeting will be held on March 23, 2011 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:


Samuel Wu, Property Manager


Gus Vindell, President
Autumn Pointe Homeowners Association
4/13/11
Date


Grace Lowenberg, Secretary
Autumn Pointe Homeowners Association
4/13/2011
Date