

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

April 13, 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 April 13, 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 February 16, 2011** Ms. Lowenberg motioned to accept the minutes of February 16, 2011, and Ms. Ferdin seconded the motion. The motion was approved unanimously.
- Review of the February 2011's Financial Reports** Mr. Wu from Ideal Management presented the February 2011's financial report to the Board. These figures are as follow:

Operating Income \$35,796.18
Operating Expenses \$16,606.63
Total Association Reserves: \$252,609.88

The reserve contribution of \$6,541.00 was deposited for February 2011.

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, (\$117,090.79) and Wells Fargo reserve account (\$3,941.76) to combine them into one money market account in another bank that would earn a higher interest (1%+).

Ms. Ferdin motioned to accept the February 2011's Financial Reports as provided; Mr. Ricardo seconded this motion. The motion was approved unanimously.
- Board Assignments** The Board members are concerned about the neighborhood dogs using

our landscaping area as their restroom. Several letters have been sent to the neighbors, but there has been no response. Thus, the Board decided to purchase five (5) signs and post them around our complex to notify the neighborhood on picking up after their pets.

Amended CCR's and House Rules

The Board will review and update the house rules at the next month's meeting. Management will then identify the clauses in the new CC & R's to match with the house rules.

Re-surfacing the blacktop

Due to the weather, the surrey project for the blacktop (driveways) project was postponed. However, the repairs have been completed. Management will notify the Board as soon as the new date is scheduled.

Front Directory Sign with Map

The Management presented a sign design for the Board's review. The President will gather ideas from each Board member, and give the Management the final version on this sign to be sent out for bids.

Maintenance Report

The Board approved for Master Carpet to install the damaged laminated wood floor for unit #152 at \$1,400.00.

Goals for 2011

The Board has completed 4 out of the 10 goals for this year.

Autumn Pointe Walk Through Violations

The violation letters from the walk-through inspection in January and February were compiled and will be mail out later this month.

Association Newsletter

Ms. Ferdin will prepare another Newsletter for homeowners to update what is going on with the Association. Management will insert this newsletter in the mailing for May's homeowners' statements.

Other Matters

1. An updated status of all the damaged units from the previous rains was presented to the Board for review.
2. A parking permit will be issued to the Security guard to park his car inside the parking lot.
3. The fire department is requesting the Association to install address signs on each building. The Board agreed to make custom signs with a blue background and white lettering to be installed in the areas designed by the Fire Department.

Adjournment

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

Next Meeting

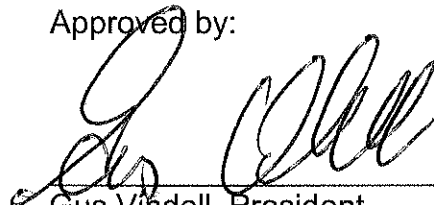
The next Association Meeting will be held on May 11, 2011 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Samuel Wu, Property Manager

Approved by:



Gus Vindell, President 5/17/2011
Date

Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary 5/17/2011
Date

Autumn Pointe Homeowners Association