

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

May 17, 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 May 17, 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 7:15 p.m.
- BOARD MEMBERS PRESENT** Gus Vindell, President, Ms. Margarita Ferdin, Vice 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 April 13, 2011** Ms. Lowenberg motioned to accept the minutes of April 13, 2011, and Mr. Ortega seconded the motion. The motion was approved unanimously.
- Review of the April 2011's Financial Reports** Mr. Wu from Ideal Management presented the April 2011's financial report to the Board. These figures are as follow:
- Operating Income \$34,844  
Operating Expenses \$17,161  
Total Association Reserves: \$259,239.98
- The reserve contribution of \$6,541.00 was not made for April 2011 because in April, the Association paid for the roof repair (\$1,500) and two months of the security services (\$5,085)
- The Board requests the funds in the Wells Fargo Bank to be transferred to Comerica Money Market Account. Because the only signer of the Wells Fargo account is Mr. Jackson, the management will make arrangements with Mr. Jackson to close this account, and have a cashier's check to be deposited to the Comerica Money Market Account.
- Mr. Ricardo motioned to accept the April 2011's Financial Reports as provided; Ms. Lowenberg seconded this motion. The motion was

approved unanimously.

<b>Board Assignments</b>	Mr. Ortega reported that the security camera (DSL) needs to be repaired so we can view the camera. Ms. Lowenberg inquired what repairs were being done in Unit 152.
<b>Amended CCR's and House Rules</b>	The Board members are working in updating the Rules and Regulations for its final approval.
<b>Violation Letters to the Homeowners</b>	The Management has mailed most of the violation letters to the homeowners for the walk through this past February.
<b>Front Directory Sign with Map</b>	The Board is finalizing the map of the complex.
<b>Status of Unit #1</b>	The Management informed the Board that the Bank is still not willing to cooperate with the short sale of Unit #1 because the loan is still current. Management contacted Ms. Letty Cuevas, a realtor that is also a member of our Association to assist with the Bank negotiation. If this fails, then Management would suggest the Association Deed it to the Bank.
<b>Fire Department Requests</b>	The Fire Department has requested that the Association use a larger street address and blue color to make it visible to find the address. The Board is still negotiating on the size of the lettering and the blue color. The Management is awaiting for the Board's approval.
<b>Goals for 2011</b>	The Board reviewed the list of goals for 2011.
<b>Maintenance Report</b>	The parking lot Surrey Project was completed last month. This matter is tabled to next month.
<b>Other Matters</b>	<ol style="list-style-type: none"><li>1. Mr. Ortega will look into the Recycling program for the complex.</li><li>2. The Board supports the petition for a Seven-Eleven store to be built where the current truck stop parking lot is located is on Valley Blvd., and Highbury Ave.</li><li>3. The Board approved the cost (\$300) to shred 30 boxes of the old files in the Association office.</li><li>4. The management will replace the broken signpost near the parking area.</li><li>5. Currently, there are two former pool monitors that will be able to work this summer. The Association needs at least one more monitor to be ready to open the pool in June/July.</li><li>6. Mr. Ortega will add the vendor's information to the Association website.</li><li>7. Management will seek a proposal to add three more cameras in Section 3 areas to cover the playground and mailboxes.</li></ol>

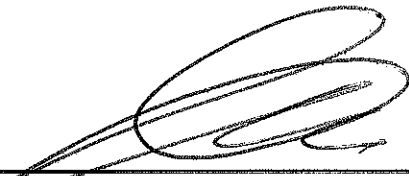
**Adjournment**

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

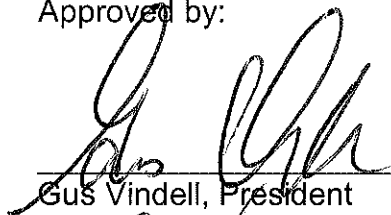
**Next Meeting**

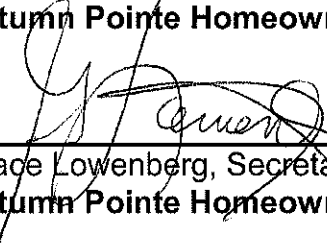
The next Association Meeting will be held on June 14, 2011 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:

  
\_\_\_\_\_  
Samuel Wu, Property Manager

Approved by:

  
\_\_\_\_\_  
Gus Vindell, President  
**Autumn Pointe Homeowners Association**

  
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Grace Lowenberg, Secretary  
**Autumn Pointe Homeowners Association**

*6/14/11*  
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Date

*6/14/2011*  
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Date