

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

June 14, 2011

- CALL TO ORDER** The following is the Minutes of the Association meeting of the Board of Directors of the **Autumn Pointe Homeowners Association** held on June 14, 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 7:25 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 May 17, 2011** Ms. Lowenberg motioned to accept the minutes of May 17, 2011, and Ms. Ferdin seconded the motion. The motion was approved unanimously.
- Review of the May 2011's Financial Reports** Mr. Wu from Ideal Management presented the May 2011's financial report to the Board. These figures are as follows:
- Operating Income \$34,210.
Operating Expenses \$28,509.
Total Association Reserves: \$272,796.86
- The reserve contribution of \$6,541.00 was made for May 2011.
- Ms. Ferdin questioned the \$1,075 credit for the security services. The Management reported that it was due to an error because in April, another property's security invoice was paid by mistake, thus, the reimbursement was paid back to the Association in May.
- Ms. Ferdin motioned to accept the May 2011's Financial Reports as provided; Mr. Ortega seconded this motion. The motion was approved unanimously.
- Board Assignments** Ms. Lowenberg expressed concerned regarding the landscaper hitting the gas shutoff valve occasionally causing the gas and/or heating

system to be turned off in the surrounding units. This causes an expense to contact the Gas Company to turn on the Gas Shut Off Valve and an inconvenience because one has to spend almost a day at home awaiting for the Gas Company representative to turn on the gas. She further stated that President Gus Vindell was kind enough to assist her in turning on the Gas Shut Off Valve and heating system.

Mr. Ortega reported that the two signs at the playground stated different opening and closing times. The Board agreed to have the playground open from 9:00-10:00 pm. Management will change the times on these signs.

Mr. Ortega also is updating the information on the Association's website.

Amended CCR's and House Rules

The Board is presently revising the Rules and Regulations and will submit the revised Rules to Management before June 30, 2011. The Management will then incorporate all the changes and present it to the Board at the next month's meeting. Once these changes are approved by the Board, Management will incorporate the Rules and Regulations in the appropriate CC & R sections.

Front Directory Sign with Map

Mr. Vindell presented maps and the design of the new signs for the Board's approval. It was decided to have three complex maps installed at three driveway entrances, and install an illuminated sign at the main entrance identifying the units in the complex.

Status with Unit #1

Management reported that Ms. Letty Cuevas is assisting the Association in negotiating a short sale for Unit #1. If this transaction does not come to fruition, the Association will have no alternative, but to return the Unit to its lender.

Annual Meeting Preparation

The Annual Meeting is scheduled to be on Wednesday, August 31, 2011 at the Golden Eagle Room of the California State University of Los Angeles. Management will make the necessary arrangements.

Fire Dept. Request for Address Signs

The company that is designing the complex address lettering (blue and white) has not submitted the samples for the Board's selection and approval. Mr. Vindell has identified all the buildings in the complex for the new lettering and the illuminated sign that will be posted at the front of the complex on Dobbs St. to make it accessible to find the units. This process was mandated by the City Fire Department for emergency purposes. As soon as the Board approves the lettering, they will be installed in the Units.

Maintenance Report

Goals for 2011

Some homeowners are complaining they are experiencing rodents in their vicinities and requesting mouse traps. The Management will order additional mouse traps near Units #19 & #145.

Other Matters

The Board reviewed the list of Goals for 2011. So far, 5 out of 10 goals have been completed.

The Board members will approve the next edition of the Association Newsletter, and mail it out with the July's homeowners statements.

1. The Board approved to add three additional cameras for an approximate amount of \$1,450 from ACM Security Systems Inc.
2. The Board requests the Management to seek bids for janitorial services.

Adjournment

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


Next Meeting

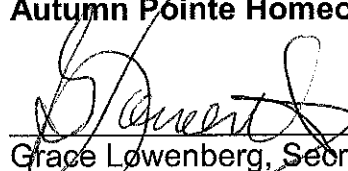
The next Association Meeting will be held on July 20, 2011 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:


Samuel Wu, Property Manager

Approved by:


Gus Vindell, President
Autumn Pointe Homeowners Association


Grace Lowenberg, Secretary
Autumn Pointe Homeowners Association

7/13/11
Date

7/13/2011
Date