

THE ASSOCIATION MEETING MINUTES OF THE AUTUMN POINTE HOMEOWNERS ASSOCIATION

July 13th, 2011 (Wednesday)

CALL TO ORDER

The following are the Minutes of the **Autumn Pointe Homeowners** Association's monthly meeting with Ideal Management. The meeting was held on July 13th, 2011 in the conference room of Ideal Properties in the City of Alhambra, CA. President Gus Vindell noted a **Quorum** was present and called the meeting to order at 7:15 PM.

BOARD MEMBERS PRESENT

Gus Vindelle, President; Margarita Ferdin, Vice President; Grace Löwenberg, Secretary; and Ricardo Ortega, Treasurer

Davidson Jackson, Member at Large

BOARD MEMBERS ABSENT

MANAGEMENT TEAM PRESENT

Samuel Wu and Winnie Poon

Homeowners Forum

No homeowners were present

Approval of Meeting Minutes for June 14th, 2011

Ms. Löwenberg motioned to accept the minutes of June 14th, 2011; and Mr. Ferdin seconded the motion. The motion was approved unanimously

Review of the June 2011's Financial Reports

Mr. Wu from Ideal Management presented the June 2011 financial report to the Board. The figures are as follows:

Operating Income: \$42,151
Operating Expenses \$43,015
Total Association Reserves \$279,371.04

The reserve contribution of \$6,541 was made for June 2011

Transfer of Funds

Mr. Wu suggested transferring funds into the Preferred Bank account until the board decides what to do with the money. All association Board Members motioned to accept.

Board Assignments

As previously mentioned the playground curfew signs conflict, the Board has approved a curfew of 9 AM to 10PM and funds to go toward new signs. All Board members approved the motion

Mr. Ortega showed concern regarding the Cal State LA campus sprinklers affecting several residents. Their over watering results in drainage overflow and the disconnection of drainage tubes from their connectors. Winnie has documented the damage.

The utility box on Campus Drive is warped; the Board wants to convert all utility boxes from wood to metal.

The Board is interested in an estimate on rebuild the playground dome.

The directory sign; by the mailboxes; is broken, resulting in the lack of a proper lock.

Amended CCR's and House Rules

The Board is still revising the Rules and Regulations. Mr. Ortega brought to the attention of the board that the CCR lacks a "No barbequing outside of designated areas" rule.

Pick -Up After Pets Signs

Mr. Vindelle pointed out that the location of the "Pick up after pet" sign near 5501 Bohlig building is a possible hazard. Mr. Vindelle marked the current location on a map and wants it moved closer to the building. All corrections were marked on an area map.

Annual Meeting Assignments

Seven people have been nominated for the new Board. A translator will not be hired for the Annual meeting; there have been no requests for translators.

Fire Dept. Request for Address Signs

The company designing complex address lettering signs has gone out of business therefore it will take longer for them to be completed.

Unit #1

There has been no update with Unit#1, Mr. Wu will report via e-mail when there is news.

Pool Business

The Management needs evidence of CPR training from the pool's current lifeguards.

The pool bathrooms are currently under the process of remodeling the toilets, flooring, splash, and grab bars will be replaced. The Board unanimously approved to replace the bathroom flooring using tiles.

Necessary Signs

The pool lights must be turned on throughout the night in order to meet safety requirements.

An exhaust fan has been proposed for the poolroom, no decisions have been made.

The Board has approved the "No Playing" sign on page 14 of the July 2011 Meeting package.

Janitorial Services

The pool area signs need to be replaced with a sign saying "No children under 14 without adult supervision."

The status of the front entry sign will be discussed after the Board election.

Maintenance Report

Two bids have been received for janitorial services and are as follows:

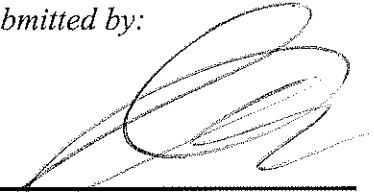
-Jesus at \$1000 per month

-WSA Services at \$925 per month

The Board will go with WSA Services.

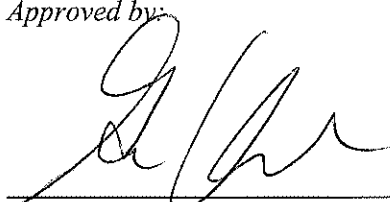
Unit 46 has reported a water leak; the owner wants the water damage within his unit repaired

Submitted by:



Samuel Wu
Property Manager

Approved by:



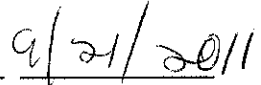
Gus Vindelle, President
Autumn Pointe Homeowners Association



Date



Grace Löwenberg, Secretary
Autumn Pointe Homeowners Association



Date