

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

August 31<sup>st</sup>, 2011

## **CALL TO ORDER**

The Following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 31<sup>st</sup>, 2011 in the Cal State University LA Golden Eagle Ballroom 1. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:12 pm.

## **QUORUM**

The management reported that there were 36 homeowners present and 58 proxies, totaling 94 units that are present at this meeting. The Quorum requirement of 89 units was exceeded.

## **INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT**

Gus Vindell, President; Margarita Sapien, Vice President; Ricardo Ortega, Treasurer; Grace Löwenberg, Secretary; and Davidson Jackson, Member at Large.

Mr. Gus Vindell introduced the Election Inspectors.

The Management Company handed the ballots to the Election Inspectors.

Ms. Grace Löwenberg read the September 15<sup>th</sup>, 2010 minutes.

It was moved, seconded, and carried by Mr. Gus Vindell and Ms. Margarita Sapien to approve the September 15<sup>th</sup>, 2010 Annual Meeting minutes.

## **TREASURER'S REPORT**

Mr. Ricardo Ortega reported the total income of \$439,268.71 from January 1<sup>st</sup> through December 2010. He stated that the operating expenses, ie. repairs, maintenance and all other expenses combined from these eight months was approximately \$429,465. After the reserve contribution of \$28,609.79, the cash flow was \$ 17,063.33for the past year.

Mr. Robles reported the Association Reserve Account as of December 2010 was \$245,976.87.

## **WATER CONSERVATION**

Ms. Margarita Sapien reported an increase in the annual usage of water. The amount of homeowner funds going toward water has been escalating steadily since 2009. The escalating water bill has been attributed to the personal misuse of water.

## PRESIDENT'S SPEECH

Ladies and Gentlemen we would like to conduct this meeting in the fastest and most efficient way and convey to you all the required information. Please we need your cooperation to make this happen. Also, folks that needed a translator for this meeting had sufficient amount of time to request ahead of time, now is not the time. We can provide a copy of the annual meeting minutes at a later time.

Gus Vindell, President; Margarita Sapien, Vice President; Ricardo Ortega, Treasurer; Grace Löwenberg, Secretary; and Davidson Jackson, Member at Large. I'm glad to say that these people sitting in front of you have a lot of knowledge to contribute to our community.

I want to thank Mr. Sam Wu, Ms. Winnie Poon, and all of the staff from Ideal Management, for their assistance.

Folks, we are a diverse community, I find it quite interesting" Russian, Asian, Hispanic, White, European, African American, Filipino, Middle Eastern and many more ethnicities that I can't remember.

This year we have accomplished more than we have in prior years, one of the reasons is because we are not just listening to complaints but we are also receiving solutions. Again folks we are five board members that are working to keep this community together. Giving an average of 4 persons per unit, this totals about 700 members in the Autumn Pointe community.

President Vindell stated that we are facing continuously with a number of issues that is hindering us from getting ahead and defacing the complex that should look uniformity. For example:

- Landlords are not giving their tenants our Rules and Regulations and tenants are not abiding by Autumn Pointe's rules and constantly causing problems for residents.
- Park cars are in the stalls for long periods of time more than 75 hrs.
- You cannot barbeque on the complex due to safety reasons and the insurance does not allow it. You must go to the playground area and barbeque.
- People are fixing cars inside garages.
- Storage of lots of items on the floor landings, brooms, pots, carpets, etc. This is a safety issue according to the insurance company. They must be removed and have clear pathway should an emergency arise such as a fire, earthquake. Overall, landings should be cleared for safety purposes.
- Satellites/Direct TV installation must have the Board approval before installation.

President Vindell expressed concern with two major problems Autumn Pointe is having and is cleaning up after your pet(s). We have installed several signs to inform people that they must clean up after their pets. We welcome your ideas on pet issue.

The other concerned issue is children are playing on the driveway areas and they can get hurt as automobiles are entering and exiting their garages. Have the children play in the playground.

President Vindell mentioned that at times we have not been able to respond in a timely manner. We truly apologize for the inconvenience. We are working on this issue with Ideal Management for a quick response to your calls.

Cameras have deterred people from dumping their large items dropped off at the trash cans. Autumn Pointe or your Homeowners Association Dues, have to pay to haul these large items. Please be considerate, as I stated earlier, to contact Ideal Management to schedule a Special Pick Up for a nominal fee.

### 2011 ACCOMPLISHMENTS

1. Replaced all trash bins
2. Cleaned all rain gutter and downspouts
3. Replaced several decks
4. Trimmed a section of trees
5. Installed additional security cameras
6. Installed exterior light fixtures
7. Re-paved the entire complex
8. Installed the "pick up after dog" signs
9. Replaced several concrete walkways
10. Removed many bulk garbage items
11. Replaced pool bathroom toilets with handicap toilets
12. Replaced pool bathroom floors
13. Installed handicap handrails
14. Replaced approximately 30 pool chairs
15. New website: [autumnpointe.dyndns.org](http://autumnpointe.dyndns.org)

### HOMEOWNERS FORUM

Unit 19 – Wants a breakdown of the Administrative expenses emailed.

Unit 20 reports marijuana smoke emerging from parking spot B7, they also suspect marijuana is being grown in the garage.

Unit 37 requests treating tree pruning services as well as treatment for fire fly infestation.

Unit 68 – Sprinklers hitting the rail and there is water on the ground and you get wet as you pass the rail; and birds are nesting on their porch.

Unit 84 complimented the Board Members in doing a Great Job! Also stated that is unhappy with large amounts of cigarette smoke emanating from Unit 82. Unit 82 confirmed this problem and notified Unit 84 that the renter responsible will not be living there any longer.

Unit 91 is being affected by the noise pollution of a neighboring business.

Unit 93 reported seeing a man in a green truck that regularly sifts through the garbage.

Unit 106 – Has bed bugs. Secured a powder for \$12 after exterminating and spending \$1,000. Stated the bottom unit is a pack rat.

Unit 107 requests that the pool be open more frequently. Mr. Vindell responded that if there is no security on the pool, we cannot keep the pool open due to liability, it creates a mess trashing the pool area. The Board is trying to find ways to keep it open and pool monitors are not available on the weekends.

Unit 134 thanked the Board for our services to Autumn Pointe and reported reoccurring large puddles under the stairs of his building that are possibly contributing to the water usage problem.

Unit 157 – Stated that Unit 155 homeowner disappeared for more than five months. Worried about Unit 155 that has not been seen. The car is there. Has he paid his dues? She is worried for his safety.

Board Member Margarita Sapien pointed out that there are issues and liability in our complex and the insurance company reviews our safety hazards and the Board enforces them to avoid our insurance being canceled. We must adhere to their recommendations.

### ELECTION RESULTS

The upcoming Board of Directors is as follows: Gustavo Vindell, Ricardo Ortega, Grace Löwenberg, Davidson Jackson, and Ted Tassop.

The results were moved, seconded, and carried by the Board.

The Meeting was adjourned at 8:29 pm.