

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

November 16, 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 November 16, 2011, in the library room of Marie Callender's Restaurant in the City of Monterey Park. President, Mr. Gus Vindell noted a **Quorum** was present and called the meeting to order at 7:45 p.m.
- BOARD MEMBERS PRESENT** Gus Vindell, President; Ms. Margarita Ferdin, Vice President; Grace Lowenberg, Secretary and Ricardo Ortega, Treasurer
- BOARD MEMBERS ABSENT** Mr. Ted Tassop, Member At Large.
- MANAGEMENT TEAM PRESENT** Mr. Samuel Wu & Ms. Winnie Poon.
- Homeowners Forum** No homeowners were present.
- Approval of Meeting Minutes for September 21, 2011** Ms. Lowenberg motioned to accept the minutes of September 21, 2011, and Mr. Ortega seconded the motion. The motion was approved unanimously.
- Review of the October 2011's Financial Reports** Mr. Wu from Ideal Management presented the October 2011's financial report to the Board. These figures are as follows:
- Operating Income \$33,672.47
Operating Expenses \$18,764.51
Total Association Reserves: \$277,157.37
- The reserve contribution of \$6,541.00 was made for October 2011.
- Mr. Ricardo motioned to accept the October 2011's Financial Reports as provided; Ms. Lowenberg seconded this motion. The motion was approved unanimously.
- Board Assignments** A Board Member reported that Unit 153 unit owner had passed away last month. There were broken windows in #106 or #107 near the playground.
- New Signs** No Playing sign had been install in between 2324 Lillyvale Building.

Autumn Pointe Rules	The Board had approved the final draft rules and regulations, management will mail out the new rules and regulation to all homeowners and new rules and regulation will be effective January 01, 2012.
Front Directory Sign with Map	Was postponed to the next month's meeting.
Status of Unit #1	The Management reports to the Board that they cannot get anyone from Bank of America to negotiate a short sale on unit #1. Even though, the Bank is holding a first and a second mortgage on unit #1, totaling \$265,000, the market price on unit #1 is only approximately \$170,000. With the amount owed to the Association and the sales commission, we are asking the Bank to accept \$150,000 for their both of the first and second mortgages. If the Bank refuses to accept this reduction, then the management would recommend the Board to deed this unit back to the Bank, and for the bank to start paying our monthly dues.
Sprinkler Head Replacement	JF Landscaping will replace all sprinkler heads to save water.
Replacement electrical box	The Board approved Paul Choi to replace the three utility cabinets at 2331,2339 and 2305 Lillyvale's Ave. for \$2,850.00
Painting of picnic area	All iron gates were painted.
Fire Dept Requested	All signs were picked up and will be installed within a week.
Tree Trimming	Tree trimming was scheduled on 11/19-11/23. Notice will be mail out to all homeowners.
Walkthrough	Annual walkthrough will be schedule on 01/07/2012 at 9:00am.
Additional Light	Board approved Electrician, Kevin, to install additional lights fixtures in between units 91-95 for \$855.00
Security Guard	For security reason, Board agree to change the security guard's hours from 6:00pm to 4:00am.
Gutters cleaning	Board approved Sandoval's General contractor to clean all of the complex's rain gutters for \$2,100.00. The Board also approved for Sandoval to have a regular cleaning schedule for the buildings with trees surrounding them for \$500.00 per month, starting January to March 2012.

Downspout bids

This item was tabled, to be discussed in the future.

Other Matters

No Report

Adjournment


Without other issues, the Board adjourned into the Executive Session at 8:55 pm

Next Meeting

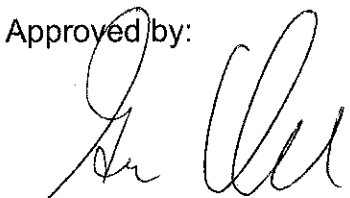
The next Association Meeting will be held on January 18, 2012 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:



Samuel Wu, Property Manager



Gus Vindell, President Date 1-18-12

Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary Date 1/18/2012

Autumn Pointe Homeowners Association