

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

January 18, 2012

- 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 January 18, 2012, 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; Ricardo Ortega, Treasurer; and Mr. Ted Tassop, Member At Large.*
- BOARD MEMBERS ABSENT** *None.*
- MANAGEMENT TEAM PRESENT** *Mr. Samuel Wu & Ms. Winnie Poon.*
- Homeowners Forum** *No homeowners were present.*
- Approval of Meeting Minutes for November 16, 2011** *Ms. Lowenberg motioned to accept the minutes of November 16, 2011, and Ms. Ferdin seconded the motion. The motion was approved unanimously.*
- Review of the November 2011's Financial Reports** *Mr. Wu from Ideal Management presented the November 2011's financial report to the Board. These figures are as follows:*
- Operating Income \$37,011.71*
Operating Expenses \$51,300.57
Total Association Reserves: \$258,859.16
- The reserve contribution of \$6,541.00 was not made for January 2012 because in January, the Association paid for roof repairs of \$2,500.00 and bi-monthly utilities.*
- Ms. Ferdin motioned to accept the December 2011's Financial Reports as provided; Mr. Tassop seconded this motion. The motion was approved unanimously.*
- Board Assignments** *Board members noticed some of the recent complex addresses signs that were posted on the different Phase sections had wrong Unit numbers. At the next walk-thru of the complex, the board will inspect the signs and correct the problem. Furthermore, the Tree trimming company did not repair the damaged gutters at the corner of Unit 37. Also, the tree trimmer staff broke the common area lighting. The Board forewarned Mr. Ted Tassop, Owner of Unit 37, to cease from planting any more trees on the complex without Board's approval.*

**Status of Front entry
and side entry signs**

Mr. Ortega will provide the Board with Entrance sign samples at the next meeting.

Unit #1

The Bank started foreclosure process on Unit 1 on 12/05/2011. This process is estimated to be completed by March 2012.

**Sprinkler Heads
Replacement**

The Board will look into water saving sprinkler heads and will ask the landscaper for proposals to replace current sprinklers.

**Replacement of
electrical box doors**

Units in complex 2331 and 2339 Lillyvale Avenue's electrical box doors will be completed by PC construction on 01/20/2012.

Walkthrough

The Board will be conducting the walkthrough on February 25, 2012 at 9:00am

The Board was confirmed the gutters all were cleaned last month.

Cleaning gutters

The Board will be replacing rain gutters and downspouts in different phases due to the wear and tear.

Down spouts bids

Goals for 2011-2012

There is a list of 11 Goals for this past year 2011. Most of the items listed are completed. The Board is working on the removal of potted plants and debris from landings. This item will be addressed at the next walkthrough as well as capping off hose bibs that are not needed in the complex.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 8:45 pm

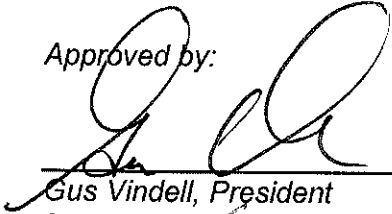
Next Meeting

The next Association Meeting will be held on February 15, 2012 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:

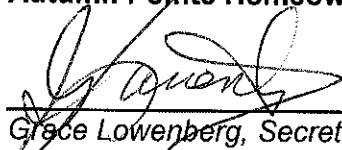

Samuel Wu, Property Manager

Approved by:


Gus Vindell, President

2-15-12
Date

Autumn Pointe Homeowners Association


Grace Lowenberg, Secretary

2/15/2012
Date

Autumn Pointe Homeowners Association