

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

March 28, 2012

CALL TO ORDER	<i>The following are the Minutes of the Association meeting of the Board of Directors of the Autumn Pointe Homeowners Association held on March 28, 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 7:20 p.m.</i>
BOARD MEMBERS PRESENT	<i>Gus Vindell, President; Ms. Margarita Ferdin, Vice President, Grace Lowenberg, Secretary; Ricardo Ortega, Treasurer; and Mr. Ted Tassop, Member At Large.</i>
BOARD MEMBERS ABSENT	<i>None</i>
MANAGEMENT TEAM PRESENT	<i>Mr. Samuel Wu & Ms. Winnie Poon.</i>
Homeowners Forum	<i>No homeowners were present.</i>
Approval of Meeting Minutes for February 15, 2012	<i>Ms. Lowenberg motioned to accept the minutes of February 15, 2012, and Mr. Ortega seconded the motion. The motion was approved unanimously.</i>
Review of the February 2012's Financial Reports	<i>Mr. Wu from Ideal Management presented the February 2012's financial report to the Board. These figures are as follows:</i> <i>Operating Income \$43,640.95</i> <i>Operating Expenses \$13,799.84</i> <i>Total Association Reserves: \$278,832.47</i> <i>The reserve contribution of \$6,541.00 was made for February 2012.</i> <i>Ms. Ferdin motioned to accept the February 2012's Financial Reports as provided; Mr. Ortega seconded this motion. The motion was approved unanimously.</i>
Board Assignments	<i>Ms. Lowenberg reported that the new owner for Unit #146 had moved in. She also mentioned some units have windows covered with aluminum or paper and potted plants on the decking and stairways</i>
Status of Front entry and side entry signs	<i>Management is still waiting for the proposal from the vendor will provide more information at the next meeting.</i>
Unit #1	<i>The Bank will foreclose Unit 1 in March 2012. Management will follow up on its</i>

status.

Unit #46

All interior repairs were completed for Unit 46.

Approved Minutes for website

Mr. Ortega will be uploading the Association approved regular meeting minutes to the association's website.

Walkthrough

Walkthrough was done on February 25, 2012. The Board approved the list of violations that were identified during this walkthrough. Warning letters will be mail out to these homeowners asking for corrections.

Unit #28

The board decided to continue to rent out Unit 28 to its existing tenants. The monthly rent will be \$1,300 and the rental terms will be on a month to month basis with no security deposit required. Management will contact this tenant to sign a new rental agreement.

Additional lights for Picnic/Play area

The board approved Kevin's additional installation lights for Picnic area for total \$1,215.00.

Wood trim around windows

There are approximately 70 windows in the complex that are missing the top wood trim above the windows. This may cause leaks if the homeowner decides to change the existing window to the double pane windows. Management will submit a cost proposal on this to the board for the next board meeting.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 8:30 pm

Next Meeting

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

Submitted by:

Approved by:

 4-18-12
Gus Vindell, President Date
Autumn Pointe Homeowners Association

 4/18/2012
Grace Lowenberg, Secretary Date
Autumn Pointe Homeowners Association

Winnie Poon, Property Supervisor