

AUTUMN POINTE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
AUGUST 29, 2012

I. CALL TO ORDER:

The Following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 29, 2012 in the Cal State University LA Golden Eagle Ballroom. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:14 pm.

II. QUORUM:

The management reported that there were 29 homeowners present and 57 proxies, totaling 86 units that are present at this meeting. The Quorum requirement of 59 units was exceeded.

III. INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT:

Gus Vindell (President), Margarita Sapien (Vice President), Ricardo Ortega (Treasurer), Grace Löwenberg (Secretary), and Ted Tassop (Member at Large).

IV. WATER CONSERVATION-DWP- RICHARD ESTRADA:

Mr. Estrada informed our homeowners the amount of water people use annually in LA, suggested the amount of water people should use, and explained the LA City Aqueduct system. Overall, Mr. Estrada educated our homeowners on how and why everyone must conserve water.

V. INSURANCE CONCERN-TOPCO INSURANCE- SAN LIN:

Mr. Lin was invited to explain the insurance coverage for Autumn Pointe and to answer homeowner's concerns and/or misunderstandings. Mr. Lin informed the homeowners the HOA insurance only covers the building as a shell in cases of fire, lighting, smoke, and liability for the common areas only, excluding any earthquake and wall in coverage. Mr. Lin also explained the only types of condo homeowners insurance to cover the inside of their units. Lastly, he explained the California Earthquake Authority known as the "CEA" is covering earthquake for houses, but excluded HOA's. There are insurance companies that are associated with CEA that will sell the earthquake insurance, but has a higher deductible, which would only cover damages over 15%.

VI. APPROVAL OF MINUTES OF THE 2011 ANNUAL MEETING:

Grace Löwenberg read the August 31, 2011 minutes. The homeowners approved the minutes.

VII. TREASURER'S REPORT:

Mr. Ricardo Ortega reported the total income of \$429,733.71 for the year 2011. He stated that the operating expenses were \$422,564.00. After the reserve contribution of \$22,890.02 the cash flow was \$35,557.10. The homeowners approved the treasurer's report.

VIII. PRESIDENT'S REPORT:

Mr. Vindell thanked the current board, Ricardo, Ted, Grace, Margarita and himself, for doing an excellent job FY 2012. He especially thanked Sam Wu, Winnie Poon and the Ideal Management staff for all their wonderful support at Autumn Pointe. President Vindell addressed the following issues:

- If you park your vehicles in the parking spaces, make sure the vehicles DMV valid registration, a valid parking permit from Ideal Management (not a copy) and the vehicles cannot be parked more than 72 hours on the same space.
- Please help the community for those who have pets, to pick-up after your pets. Report anyone that you see that is picking up after their pets. We need your help to keep the community clean.
- Make sure to notify Ideal Management in the event that you would like to install a new exterior door, windows, garage door, satellite dish so that you get the correct information on what is allowed and not allowed.
- Security Guard is available to between the hours of 4:00 pm to 2:00 pm Thursday thru Tuesday and takes his break about 7:00 p.m. We do not have coverage on Wednesday.

This year we have accomplished the following:

1. Re-paved the entire complex
2. Many roof repairs
3. Installed new light fixtures
4. Building signs
5. Repair concrete walkways
6. Handrails
7. Tree Trimming

IX. RESULT OF 2012-2013 BOARD OF DIRECTORS:

The property management company with Carlos Robles, Alicia Enriquez, and Karla Vindell in attendance tallied the ballots. The following were elected to the 2012-2013 Board of Directors:

1. Gustavo Vindell
2. Grace Löwenberg
3. Ricardo Ortega
4. Margarita Sapien
5. Ted Tassop

X. HOMEOWNERS FORUM:

1. #20 had 3 complaints:

- Small dogs yapping. The owner suggests the board to send a warning letter.
 - She's concerned about the garage next to hers (B7) using their garage for storage business. The excessive traffic during night hours, especially between 2am-3am has become a nuisance. -The board will look into this matter.
 - The owner asked how many people in the complex are renters. -Ms. Winnie Poon answered 34/176.
2. #107 had 2 complaints:
 - Units 106 dog barks excessively. The board will send them a warning letter.
 - Pool should be open every week, at least for 3 days. Especially on the weekends. -Mr. Vindell informed the owner that the pool now opens from 3pm-6pm and is available on the weekends.
 3. #41 thanks the Board of Directors for volunteering their time. His concerns are:
 - Reports visible termites in his unit.
 - Mice around the dumpster and possibly getting into the attics and walls. Margarita informs the owner that there are boxes of mice bait around the trash bins.
 - Concern about who is monitoring the surveillance cameras and the cost. The owner suggested the board look into what's happening at night around garage (B7). Mr. Vindell informs the owner that the Board has access to the cameras 24/7. Mr. Wu informed the owner that only Phase #2 was completed and cost is \$1,700.00. Mr. Wu also explained to the owner that in order to complete Phase 1, it will cost \$4,000.00.
 4. #78 commented on how well the quality of the cameras was because his car was stolen. Board Member Ricardo responded that he took time to search and view video, but because it happened during night time, and the climate was foggy, the cameras were not able to secure a clear picture. However, he noticed it was a man and woman. President Vindell stated that he tried providing the video tape to Unit 78, but he refused to take it.
 5. #118 complimented Gus Vindell (Board President) for his good work and for stopping by her unit to address a concern she had.
 6. #119 complained informing the management company several times about his termite issue on his garage frame. Ms. Winnie Poon stated that she called the termite technician to treat the exterior of his unit only. The interior is homeowner's responsibility. Mr. Vindell asked the owner for his information so that he can check the records.

XI. MEETING ADJOURNMENT:

The Meeting was adjourned at 8:55 pm.