

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


February 20, 2013

CALL TO ORDER	The following are the Minutes of the Association meeting of the Board of Directors of February 20, 2013, 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 7:35 p.m.
BOARD MEMBERS PRESENT	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Lowenberg, Secretary and Carlos Robles, Treasurer
BOARD MEMBERS ABSENT	Ted Tassop, Member At Large
MANAGEMENT TEAM PRESENT	Ms. Winnie Poon.
Homeowners Forum	None.
Approval of Meeting Minutes for January 16, 2013	Ms. Lowenberg motioned to accept the minutes of January 16, 2013 as written, and Mr. Ortega seconded the motion. The motion was approved unanimously.
Review of the January 2013's Financial Reports	<p>Ms. Poon from Ideal Management presented the January 2013's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$42,581.32 Operating Expenses \$36,386.35 Total Association Reserves: \$337,761.24</p> <p>The reserve contribution of \$6,541.00 was made for January 2013.</p> <p>Mr. Robles motioned to accept the January 2013's Financial Reports as provided; Mr. Ortega seconded this motion. The motion was approved unanimously.</p>
Board Assignments	Need to check with Mike JF Landscape to check the broken pipe below the utility boxes. On February 16, Mr. Robles found the Saturday Guard does not have any keys for the common areas and he does not have access to the restroom. The board approved a proposal to install a lockbox in front of the pool gate with a master key so the guard can use it to go to the restroom.

Light at D1 fixture need to be replaced with a new one. We received Paul Choi's updated proposal and we are waiting for another proposal from Electrician Kevin to compare.

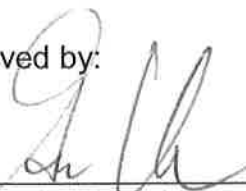
Status of Front entry and side entry signs	This matter was tabled to the next meeting.
Down spouts additional bids	This matter was also tabled to the next meeting.
Concave Mirrors	Three mirrors were installed at the locations approved by the Board; The board will meet with Paul to install the fourth mirror.
Fannie Mae	Working with FHA to resolved couple of the issues. Will update the Board in the next meeting.
Unit 1 status	The final cost for the remodeling unit 1 was \$3,050. This Unit was rented it out on February 1, 2013.
Unit 95 status	Letter will mail out to unit 95's owner regarding their tenant's violations on doing mechanical work inside the garage.
Phase 2 DVR status	Mr. Ortega had told the board that an appointment with the technician had already set up.
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 March 20, 2013 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:




Winnie Roon, Property Supervisor

Approved by:



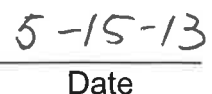
Gus Vindell, President
Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary
Autumn Pointe Homeowners Association



Date



Date