

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

April 17, 2013

- CALL TO ORDER**      The following are the Minutes of the Association meeting of the Board of Directors of April 17, 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 7:15 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.
- Homeowner's Forum**      Unit 107, Maria Orozco attended the meeting to express she had water leaks in her unit since August 2012 and Ideal has not addressed her concerns. She stated there were two water leaks and received payment for only one leak in the amount of \$200.00 for the first damage. She is requesting payment for the second leak in the amount of \$80.00 from the Association. The Board informed her that she should be contacting her adjoining tenant on the leak because it is a matter from unit to unit and not the Association's responsibility. The Board informed her that they will review her request and provide her the Board's decision within a couple of days.
- Approval of Meeting Minutes for March 20, 2013**      Mr. Ortega motioned to accept the minutes of March 20, 2013 as written, and Mr. Robles seconded the motion. The motion was approved unanimously.
- Review of the March 2013's Financial Reports**      Ms. Poon from Ideal Management presented the March 2013's financial report to the Board. These figures are as follow:
- Operating Income \$40,516.46  
Operating Expenses \$49,351.15  
Total Association Reserves: \$364,529.16
- The reserve contribution of \$6,541.00 was made for March 2013.

<b>Review of the March 2013's Financial Reports</b>	The Board accepted the financial report which was presented by Ideal Management.
<b>Board Assignments</b>	Mr. Ted Tassop was not present for this Board meeting being the fourth meeting he has missed. A letter will be mailed to Mr. Tassop informing him that due to his absenteeism to Board meetings, he will be released from his post adhering to the CCR's. Mr. Tassop did not communicate to the Board regarding his absenteeism and the Board tried to contact him to no avail. Also, an issue arose regarding Mr. Tassop's unit causing an infestation of roaches emanating from his unit and affecting his neighbors. A letter will be mailed to Mr. Tassop as well as trying to communicate with him regarding his cooperation in the infestation of the roaches to enter his Unit and start the extermination process followed by exterminating the nearby units that are affected. A For Sale sign was reported outside unit #9 common area. Ideal Management has contacted the Real Estate company to remove the For Sale sign from the premises since it is in the common area..
<b>Status of Front entry and side entry signs</b>	The Board is awaiting for Paul Choi to secure the wording for Board's approval.
<b>Down spouts additional bids</b>	This matter was tabled to the next meeting.
<b>Concave Mirrors</b>	Paul Choi had submitted another proposal for the concave mirrors. It was suggested a pedestrian crosswalk between the picnic area to the pool area is needed for safety reasons. The Board approved the pedestrian crosswalk and will contact Mr. Choi for a discount on this additional work and will await for his response before incorporating it on the proposal.
<b>Fannie Mae</b>	The Board is awaiting information from Mr. Brandon from FHA. Once we secure it, it will be discussed at the next Board meeting.
<b>Additional cameras</b>	Mr. Ortega will follow up on these proposals and will table it for next meeting.
<b>Pool Equipment assessment</b>	The board will do a purchase list on this coming Saturday on repairs needed and will followup with Paul Choi on reapiers needed at the complex.

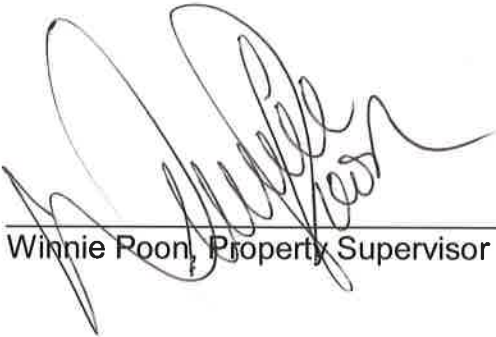
**Adjournment**

Without other issues, the Board adjourned into the Executive Session at 9:15 pm.

**Next Meeting**

The next Association Meeting will be held on April 17, 2013 at the conference room of Ideal Management in the City of Alhambra.

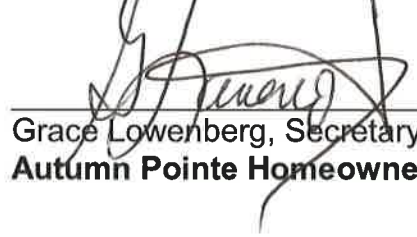
Submitted by:

  
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Winnie Poon, Property Supervisor

Approved by:

  
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Gus Vindell, President  
Autumn Pointe Homeowners Association

5-15-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Grace Lowenberg, Secretary  
Autumn Pointe Homeowners Association

5-15-13  
\_\_\_\_\_  
Date