

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

May 15, 2013

CALL TO ORDER	The following are the Minutes of the Association meeting of the Board of Directors of May 15, 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 Löwenberg, Secretary and Carlos Robles, Treasurer
BOARD MEMBERS ABSENT	None
MANAGEMENT TEAM PRESENT	Ms. Winnie Poon.
Homeowner's Forum	Unit 95 owner attended the meeting and requested to waive the \$200 fine for repairing vehicle in the garage and dog without leash and not cleaning after his dog. The Board explained the CC&R's/Rules and Regulations and residents had to adhere to them and he was in violation of the rules. The Board agree to reduce the fines in both violations. Letter will be mailed out to unit owner.
Approval of Meeting Minutes for April 17, 2013	Mr. Ortega motioned to accept the Minutes of April 17, 2013 as written, and Ms. Löwenberg seconded the motion. The motion was approved unanimously.
Review of the April 2013's Financial Reports	<p>Ms. Poon from Ideal Management presented the April 2013's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$45,041.35 Operating Expenses \$22,052.34 Total Association Reserves: \$364,560.49</p> <p>The reserve contribution of \$6,541.00 was made for April 2013. The Board accepted the financial report which was presented by Ideal Management.</p>
Board Assignments	It was reported by Board members that Unit 141 had placed a toilet by

Board Assignments	trash bin 7 around May 5, 2013 around 11:00am. There is a graffiti hotline, MYLA311, you can either call 311 or text to it and they will remove graffiti within a day. Unit 16 may be using their garage B7 as a store.
Status of Front entry and side entry signs	The Board had approved the "Cooper Black" font on the Monument entry signs.
Down spouts additional bids	This matter was tabled to the next meeting.
Concave Mirrors	The board approved the revised proposal from Paul Choi on this Pedestrian crosswalk project. The board also approved the wrought iron railing missing designs replacement project. Will contact Paul Choi and get a starting date on both projects.
Fannie Mae	The Board is awaiting information from Mr. Brandon from FHA. Once we secure it, it will be discussed at the next Board meeting.
Additional cameras	Mr. Ortega will follow up on these proposals and will table it for next meeting.
Walkthrough repair list	Paul Choi is still working upgrading the picnic area and should complete the task within two weeks. The Board also approved replacing two electrical panel boxes which are located in 5476 and 5460 Dobbs Street.
Picnic area upgrade	The Board has agreed an alternative shade cover for the picnic area from overhang cover to umbrellas. Two umbrellas will be purchased and Paul Choi will installed them.
Ted's unit status	Association has been in communication with Mr. Ted Tassop from Unit 37 by phone as well as written to schedule a date and time to exterminate the premises for an infestation of roaches emanating from his unit affecting other Units. All units will be treated. Mr. Tassop has canceled scheduled date and has been rescheduled on May 17 at 10:00am.
Unit 1	A ledger was distributed on Unit 1 rental payments for Board's review.
Unit 28	The Board is waiting for the bank to foreclose this unit status.

Pool Equipment

President Vindell will secure another bid on replastering the Pool and spa. Sky Blue proposal is pending depending on the second bid. The project is tentatively scheduled to be finished by the end of June.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 9:00 pm.

Next Meeting

The next Association Meeting will be held on June 19, 2013 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor

Gus Vindell, President
Autumn Pointe Homeowners Association

6/19/13

Date



Grace Lowenberg, Secretary
Autumn Pointe Homeowners Association

6/19/13

Date