

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

August 28, 2013

## **CALL TO ORDER**

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 28, 2013 in the Golden Eagle Ball Room Number 1. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:10 pm.

## **QUORUM**

The management reported that there are 30 homeowners present and 66 proxies, totaling 96 units that are present at this meeting. The quorum requirement of 89 units was exceeded.

## **INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT**

Gus Vindell, President; Ricardo Ortega, Vice President; Carlos Robles, Treasurer; Grace Löwenberg, Secretary.

Mr. Vindell introduced the Election Inspectors.

The Management Company handed the ballots to the election inspectors.

Ms. Grace Löwenberg read the 2012 Annual Meeting minutes.

It was moved, second and carried by Mr. Howard and Mr. Robles to approve 2012 Annual Meeting Minutes.

## **TREASURER'S REPORT**

Mr. Carlos reported the total income of \$458608.5 from January 1, 2012 through December 31, 2012. He stated that the operating expenses, ie. repairs, maintenance and all other expenses totaling for the year was approximately \$399,534. The actual cash flow was almost \$59,074.50 in the past year.

He stated the Association Reserve Account as of December 31, 2013 totaled \$338,304.23.

## **PLAYGROUND AND POOL**

Mr. Gus Vindell reported that the pool monitors are working out well, and the Board had decided to extend the pool's opening for two more weeks.

## PRESIDENT'S REPORT

In the past year, we have repaired all of the handrails, remodeled and rented out unit #1, replaced six decks in our common areas, repaired 4 sections of our concrete walkways, and installed a new gate between 2324 Lillyvale & 5460 Dobbs to stop people from trespassing our property. We installed a new monument sign for our complex.

However, we are still having problems with tenants making noises, unauthorized people using our parking lot, and dumping of bulky items by the neighbors. We must ask all of the parents to please watch and take control of their children in the common areas. Lastly, Mr. Vindell reminded all pet owners to pick up after their pets.

Lastly, the Board had received concerns regarding Ideal Properties managing Autumn Pointe, and securing another management company. If any homeowner knows of any other Association Management Companies, that you believe will serve our community better, please provide the Board with the company's information. We will review their proposal and decide if they can serve our Association better than Ideal.

## HOMEOWNERS FORUM

Unit 125 complained about children riding on skate boards after 4pm., and getting rid of the skateboarding noise. It was stated the majority of the skateboarders do not live on the premises. They're from surrounding neighborhoods that use our complex as a park.

Unit 107 thanked the Board for the idea of securing volunteers to help Board members. Mr. Orozco alerted everyone there is Free trash pick up by dialing 311. He Inquired why the pool is only opened for two months out of the year.

Unit 20 wanted the security guard hours to be increased and inquired on violation fees. President Vindell provided the amount of violation fees. Also, it stated that the security guard takes long breaks, and hours should be increased. Mr. Vindell provided the security guard schedule.

Unit 68 wants to know what the Owners should do regarding tenant's actions? She had plumbing issues and did not have the homeowner's phone number to contact to access his/her unit to fix the plumbing problem. President Vindell responded to her concerns.

Unit 144 suggested that the board should setup committees to help the Board. Additionally, she stated that it takes a lot of research and work to hire a management company. She volunteered to be on the committee to seek bids for management companies.

Unit 126 stated that it is up to the Board to hire a management company not the homeowners. Fourteen years ago, Ideal Management was hired because the previous management company was replaced. The Board sought many companies and they were extremely expensive.

Unit 41 is concerned about termites, and how to get rid of the termites. He stated that the Board has done a log of progress at Autumn Pointe. Mr. Wu responded that it is the homeowners responsibility to treat the termites in the garage.

Unit 84 complains that some units are missing window screens and throws cigarette buds on the floor after smoking them.

Unit 144 suggested that we should set up the Neighborhood Watch Program again and complained the Multani's Unit 127 are very noisy and would like the Board to do something about it.

Mr. Vindell commended a resident for reporting a transient living in his car in the complex for security purposes.

Unit 93 complained that the dog from Unit 94 & 95 did not have a leash, and let their dogs out without supervision and do not clean up after their dogs.

### ELECTION RESULTS

The upcoming Board of Directors for Year 2013-14 is as follows: Ricardo Ortega, Alfred Howard, Grace Löwenberg, Carlos Robles, and Gustavo Vindell.

The results were moved, seconded, and carried by the Board.

Meeting adjourned at 8:47pm and went into a brief Executive Session.