

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

September 18, 2013

CALL TO ORDER	The following are the Minutes of the Association meeting of the Board of Directors of September 18, 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 7:00 p.m.
BOARD MEMBERS PRESENT	Gus Vindell, President; Grace Löwenberg, Secretary Carlos Robles, Treasurer and Alfred Howard Member at large
BOARD MEMBERS ABSENT	Ricardo Ortega, Vice President
MANAGEMENT TEAM PRESENT	Ms. Winnie Poon.
Valley Crest Landscape	Randy Spitzer and Nelson Craig from Valley Crest came to our meeting and did a very good presentation. They were talking about how to improve the complex's outlook also introduce the smart system. Monthly dues will be \$ 3,447 and the tree trimming project will be cost us \$15,367. The board will decided at executive session and then will email them the result.
Homeowner's Forum	None.
Approval of Meeting Minutes for July 17, 2013	Ms. Lowenberg motioned to accept the minutes of July 17, 2013 as written, and Mr. Robles seconded the motion. The motion was approved unanimously.
Review of the August 2013's Financial Reports	<p>Ms. Poon from Ideal Management presented the August 2013's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$41,578.93 Operating Expenses \$30,843.61 Total Association Reserves: \$391,167.89</p>
Review of the August 2013's Financial Reports	<p>The reserve contribution of \$6,541.00 was made for August 2013. The Board accepted the financial report which was presented by Ideal Management.</p>

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Board Assignments

The board had nothing to report for this month.

**Status of Front entry
and side entry signs**

Monument is completed. Awaiting for the letters to be placed on the monument.

**Down spouts
additional bids**

This matter was tabled to the next meeting.

Fannie Mae

The Board is awaiting information from Mr. Brandon from FHA. Once the information is we secured it, it will be discussed at the next Board meeting.

Additional cameras

Additional cameras were installed and the Board will have a final walk thru on this coming Friday, September 20, 2013 at 10:00am.

Tree Trimming

The board accepts the Nature's Tree Service's proposal on the complex tree timing project for \$10,750.00. Ms. Lowenberg motioned to accept this proposal and Mr. Howard seconded the motion.

**Walkthrough
schedule**

The Board agrees to have the complex walkthrough on October 12, 2013 at 9:30am.

Unit 1

The Association is receiving rent for Unit 1. A ledger was submitted for board's review.

Unit 28

Awaiting for the bank to foreclose this unit.

Adjournment

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

Next Meeting

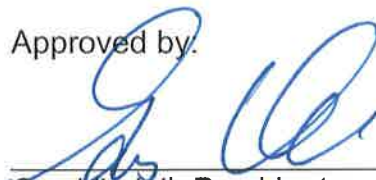
The next Association Meeting will be held on October 16, 2013 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President

Autumn Pointe Homeowners Association

10/16/13

Date



Grace Lowenberg, Secretary

Autumn Pointe Homeowners Association

10/16/2013

Date