

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

October 16 18, 2013

<b>CALL TO ORDER</b>	The following are the Minutes of the Association meeting of the Board of Directors of October 16, 2013, in the Conference Room of Ideal Management in the City of Alhambra. President, Mr. Gus Vindell noted a <b>Quorum</b> was present and called the meeting to order at 7:00 p.m.
<b>BOARD MEMBERS PRESENT</b>	Gus Vindell, President; Grace Lowenberg, Secretary and Alfred Howard Member at large
<b>BOARD MEMBERS ABSENT</b>	Ricardo Ortega, Vice President and Carlos Robles, Treasurer
<b>MANAGEMENT TEAM PRESENT</b>	Ms. Winnie Poon.
<b>Homeowner's Forum</b>	Unit 96's Owner, Wai Po Mak, attended the Board meeting regarding a fine she received because her construction worker emptied all the debris from the construction into the complex bins and residents were unable to use the bins. She explained that she is a new homeowner and was unaware of the Association's Rules and Regulations. She requested that her fees be waived and stated that she would not be throwing any future construction debris into the bins. The Board informed her that if she has any large amount of debris in the foreseeable future, she needs to contact Ideal Property offices and arrange a Special bin for dumping any construction debris at the homeowners' expense. Management company provided her with our Rules and Regulations. Management will notify her via mail the Board's decision.
<b>Approval of Meeting Minutes for September 18, 2013</b>	Ms. Löwenberg motioned to accept the minutes of September 18, 2013 as written, and Mr. Howard seconded the motion. The motion was approved unanimously.
<b>Review of the September 2013's Financial Reports</b>	Ms. Poon from Ideal Management presented the September 2013's financial report to the Board. These figures are as follow:  Operating Income \$40,120.11 Operating Expenses \$46,732.25 Total Association Reserves: \$397,725.75

<b>Review of the September 2013's Financial Reports</b>	<p>The reserve contribution of \$6,541.00 was made for September 2013. September was a utility month. The association paid \$27,298.85 for water &amp; sewer. This was the reason why the net income shows a negative \$13,153.14. The Board accepted the financial report which was presented by Ideal Management.</p> <p>The Board accepted the financial report which was presented by Ideal Management.</p>
<b>Board Assignments</b>	The board had nothing to report for this month.
<b>Status of Front entry and side entry signs</b>	Monument is completed. Awaiting for the letters to be placed on the monument.
<b>Down spouts additional bids</b>	This matter was tabled to the next meeting.
<b>Fannie Mae</b>	The Board is awaiting information from Mr. Brandon from FHA. Once the information is secured it, it will be discussed at the next Board meeting.
<b>Additional cameras</b>	Additional cameras were installed and they are fully operational.
<b>Tree Trimming</b>	Tree trimming will commence on October 21-25, 2013. Notices will be mailed out to all Homeowners reminding them not park their vehicle in the palm tree section area on October 24, 2013. Vehicle will be towed away at owner's expense.
<b>Walkthrough schedule</b>	The Board will have the complex walkthrough on October 19, 2013 at 9:30am.
<b>Unit 1</b>	The Association is receiving rent for Unit 1. A ledger was submitted for board's review.
<b>Unit 28</b>	Awaiting for the bank to foreclose this unit.
<b>Unit 127 (nuisance)</b>	Awaiting for Association attorney's status in executing a letter to Unit 127 on their nuisance in the community.

**Unit 65 (nuisance)**

Awaiting for Association attorney's status in submitting a letter to Unit 65 for their nuisance in the community.

**Adjournment**

Without other issues, the Board adjourned into the Executive Session at 8:10 pm.


**Next Meeting**

The next Association Meeting will be held on November 20, 2013 at Marie Callender's in the City of Monterey Park.

Submitted by:

  
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Winnie Poon, Property Supervisor

Approved by:

  
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Gus Vindell, President  
**Autumn Pointe Homeowners Association**  
Date 11/20/13  
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Grace Lowenberg, Secretary  
**Autumn Pointe Homeowners Association**  
Date 11/20/13