

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

January 15, 2014

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of January 15, 2014, 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 7:09 p.m.
Board Members Present	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Lowenberg, Secretary, Carlos Robles, Treasurer and Alfred Howard Member at large.
Board Members Absent	None
Management Team Present	Ms. Winnie Poon.
Homeowner's Forum	<p>Unit 71's Homeowner requested to keep the garage door that she installed which does not match the complex garage doors. She did not request Board approval to install the garage door. Board members explained to her the difference of the door she installed and the required garage door. Board President informed her that we will make the decision on this matter and let her know by mail.</p> <p>Unit 63's homeowner expressed some concerns with the Board.</p> <p>Unit 123's Homeowner's representative stated that their tenants informed him they did not fill up two trash bins with debris with a fine of \$200. He requested a copy of the camera video to view such action. Board Vice President Ricardo Ortega will forward the video for his use.</p>
Approval of Meeting Minutes for November 20, 2013	Ms. Lowenberg motioned to accept the minutes of November 20, 2013 as written, and Mr. Howard seconded the motion. The motion was approved unanimously.
Review of the November and December 2013's Financial Reports	<p>Ms. Poon from Ideal Management presented the November and December 2013's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$43,988.77 Operating Expenses \$23,104.36</p>

Total Association Reserves: \$410,858.24

The reserve contributions were deposited for November and December 2013 in the amount of \$6,541.00 for each month. The Board accepted the financial report which was presented by Ideal Management.

Board Assignments

Light was out at Unit 121's deck. President Vindell will speak with electrician in replacing the light bulb. Fire extinguisher is missing between Units 144 and 145. Swings need to be replaced in the playground area. Four (4) signs for "No trespassing and Private Property" have been ordered to be placed at different locations on the premises to avoid trespassers. Electrical boxes in 5484 Dobbs and 2324 Lillyvale need to be replaced; awaiting for Paul Choi's proposal. Unit 103's fence design fell off and needs to be installed.

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

The rear of the monument is too plain and it was suggested that stones be installed or duplicate the lettering from the front to the rear. Will ask Paul Choi for a proposal on this matter.

**Down spouts
additional bids**

This matter was tabled to the next meeting.

Fannie Mae

Additional cameras

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.

**Gate between pool
and bathroom**

Mr. Robles will be the contact person for Simon from ACM Security Inc. For the relocation of the additional cameras.

**Gate between picnic
area and playground**

This matter was tabled to the next meeting.

Picnic Area

This matter was tabled to the next meeting.

**Walkthrough
(letters)**

This matter was tabled to the next meeting.

All violation letters were mailed out.

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

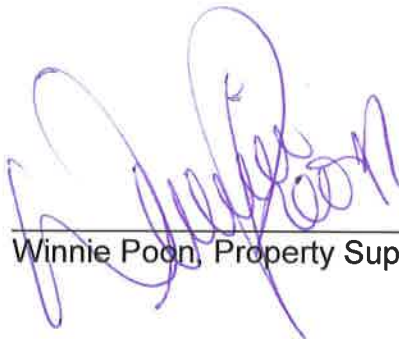
Unit 127 (nuisance) Board requested a 'Return Receipt Card' from the Attorney on the correspondence to Unit 127 Homeowner regarding their tenant's continuous nuisance and violation fees. Management will contact the Attorney to inquire if Unit 127 Homeowner signed the 'Green Receipt Card' acknowledging receipt of correspondence.

Need to check with Association attorney for the return signature green card.

Adjournment Without other issues, the Board adjourned into the Executive Session at 9:05 pm.

Next Meeting The next Association Meeting will be held on February 19, 2014 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



2/19/14

Gus Vindell, President

Date

Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary

Date

Autumn Pointe Homeowners Association