

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

February 19, 2014

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of February 19, 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 7:30 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 21's owner and tenant attended the Public Forum stating he had received a letter from the Board members regarding his tenant having a group of guests at the pool making loud noise and horse playing disturbing other residents in the pool area. They stated they were making noise but halted the noise when the pool monitor warn them to stop all activity and they returned to their unit. They were requesting their violation fees to be waived.</p> <p>Unit 104's Homeowner and tenant also attended the Public Forum requesting that the tenant be reimbursed for towing fees. The tenant's car was towed during the tree trimming scheduled date and her car was parked in the Non-Parking Area assigned for 'tree trimming.' She stated she did not see any warning notices. The Homeowner claimed he did not receive via mail any Warning Notices on Tree Trimming. Board Members stated that a mailing went out warning homeowners of the Scheduled date for Tree trimming and asked that cars be removed from the working area section. There were also Notices posted within the complex announcing the upcoming Tree Trimming and not to park in the Tree Trimming Section. The Board explained to the Homeowner and the Tenant that before towing cars parked in the working section, the security guard knocked on their doors to warn people to remove their cars. The tenant stated she did not hear anyone knocking on her door. They requested a reimbursement of \$245 towing fee.</p>

Approval of Meeting Minutes for January 15, 2014	Ms. Lowenberg motioned to accept the minutes of January 15, 2014 as written, and Mr. Ortega seconded the motion. The motion was approved unanimously.
Review of the January 2014's Financial Reports	<p>Ms. Poon from Ideal Management presented the January 2014's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$43,699.94 Operating Expenses \$46,471.82 Total Association Reserves: \$417,416.93</p> <p>The reserve contributions were made for January 2014 for \$6,541.00. The Board accepted the financial report which was presented by Ideal Management.</p>
Board Assignments	There is no report from the Board.
Status of Front entry and side entry signs	A proposal in the amount of \$1,500 was submitted to apply similar stone in the front of the monument to the rear side. The board is looking into alternatives, to cut the cost, and avoid graffiti in the rear of the monument, with Contractor, Paul Choi.
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 secured, it will be discussed at the next Board meeting.
Camera 11	Still in the process stage and will monitor thru email.
Gate between pool and bathroom	The Board approved a gate between pool and bathroom for \$600.00. Mr. Ortega made the motion and Mr. Robles second the motion.
Gate between picnic area and playground	The Board approved the gate between picnic area and playground for \$630.00. Mr. Ortega made the motion and Mr. Robles second the motion.
Picnic Area	This matter was tabled to the next meeting.

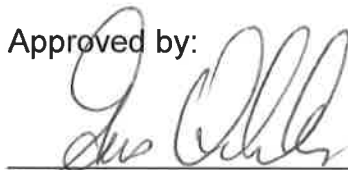
Walkthrough (letters)	All violation letters were mailed out.
Unit 1	The Association continues to receive rent from Unit 1. A ledger was submitted for board's review.
Window Covering Letter	The board sent out a survey in replacing garage doors to rolling garage doors. A letter is being prepared as well to be mailed out on Window Coverings.
"Exit Only" sign on Highbury Ave	Management is securing a cost for a sign for 'Exit Only' on Highbury Avenue – making it 'One Way' street due to heavy traffic congestion, especially from all the trucks and 18-wheelers that travel on Highbury throughout the day.
Unit 127 (nuisance)	The tenant's noise level continues in Unit 127 at all hours and residents are upset because they cannot sleep with all the ruckus the tenants make from Unit 127. The Board is looking into this matter.
Unit 65 (nuisance)	Another letter was mailed to Unit 65 Owner regarding complaints from surrounding neighbors stating his tenant's dog is not leashed and does not pick up feces from his pet. The homeowner stated through electronic email that the security guard had personal issues with his tenant. The Board is looking into this matter as well.
Adjournment	Without other issues, the Board adjourned into the Executive Session at 9:50 pm.
Next Meeting	The next Association Meeting will be held on March 19, 2014 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

3-19-14

Date



Grace Lowenberg, Secretary

Autumn Pointe Homeowners Association

3-19-14

Date