

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

March 19, 2014

<b>Call to Order</b>	The following are the Minutes of the Association meeting of the Board of Directors of March 19, 2014, 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 7:18 p.m.
<b>Board Members Present</b>	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Lowenberg, Secretary and Carlos Robles, Treasurer
<b>Board Members Absent</b>	Alfred Howard Member at large.
<b>Management Team Present</b>	Ms. Winnie Poon.
<b>Homeowner's Forum</b>	None
<b>Approval of Meeting Minutes for February 19, 2014</b>	Ms. Löwenberg motioned to accept the minutes of February 19, 2014 as written, and Mr. Ortega seconded the motion. The motion was approved unanimously.
<b>Review of the February 2014's Financial Reports</b>	<p>Ms. Poon from Ideal Management presented the February 2014's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$37,851.09 Operating Expenses \$11,265.52 Total Association Reserves: \$430,803.52</p> <p>The reserve contributions were made for February 2014 for \$6,541.00. The Board accepted the financial report which was presented by Ideal Management.</p>
<b>Board Assignments</b>	There is no report from the Board.

<b>Status of Front entry and side entry signs</b>	Mr. Robles suggested to plant graffiti flowers, instead of securing a new proposal for lettering the rear of the entry sign. Management will secure another proposal for board's review.
<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 will be discussed at the next Board meeting.
<b>Camera 11</b>	Still in the process stage and will monitor thru email.
<b>Gate between pool and bathroom</b>	The Gate is being assembled and installed. Mr. Paul Choi will finish the touch up paint on the new gate area.
<b>Gate between picnic area and playground</b>	The Gate is done and waits for Paul Choi to finish the touch up paint on the new gate area.
<b>Picnic Area Walkthrough (letters)</b>	All violation letters were mailed out.
<b>Unit 1</b>	The Association continues to receive rent from Unit 1. The board had approved to upgrades the windows and garage door. Will get proposal for board approval.
<b>Window Covering Letter</b>	The board sent out a survey in replacing garage doors to rolling garage doors. Also, a letter is being prepared to address Window Coverings and will be mailed out once the Board approves it.
<b>"Gate" on Highbury Ave</b>	Management will secure a cost to install a gate on Highbury Avenue to prevent outside traffic from entering our premises throughout the day and for security purposes as well.

- Unit 127 (nuisance)** The Board continues to monitor Unit 127 from all the nuisance they continue to cause in the community with their tenants.
- Unit 65 (nuisance)** The Board is still looking into this matter.
- Garage door survey results** We received 58 garage door surveys from homeowners. There are 19 units willing to change their garage doors and 39 units declined.
- Other Matters**
1. E26 needs to remove the pipe and patch the hole on the wall.
  2. Need at least two Pool painting proposals.
  3. Unit 134 & 139 outside faucet is still leaking.
- Adjournment** Without other issues, the Board adjourned into the Executive Session at 8:35 pm.
- Next Meeting** The next Association Meeting will be held on April 16, 2014 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President



Date

**Autumn Pointe Homeowners Association**



Grace Lowenberg, Secretary



Date

**Autumn Pointe Homeowners Association**