

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

April 16, 2014

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of April 16, 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 7:40 p.m.
Board Members Present	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Lowenberg, Secretary and Alfred Howard Member at large.
Board Members Absent	Carlos Robles, Treasurer
Management Team Present	Ms. Winnie Poon.
Homeowner's Forum	None
Approval of Meeting Minutes for March 19, 2014	Ms. Löwenberg motioned to accept the minutes of March 19, 2014 as written, and Mr. Ortega seconded the motion. The motion was approved unanimously.
Review of the March 2014's Financial Reports	<p>Ms. Poon from Ideal Management presented the March 2014's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$37,944.26 Operating Expenses \$35,541.68 Total Association Reserves: \$437,396.53</p> <p>The reserve contributions were made for March 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 Entry Monument	Paul Choi the contractor will pressure wash the concrete if needed.
Down spouts additional bids	This matter was tabled to the next meeting.
Fannie Mae	All the materials have been prepared and shipped to HUD. HUD will review the materials and should have a decision within the next 4-6 weeks.
Camera 11	Still in the process stage and will monitor thru email.
Gate between pool and bathroom	The Gate is being assembled and installed. Mr. Paul Choi will finish the touch up paint on the new gate area.
Gate between picnic area and playground	The gate is completed and awaits for Paul Choi to finish the touch up paint in the new gate area.
Picnic Area Walkthrough (letters)	All violation letters were mailed out.
Unit 1	The Association continues to receive rent from Unit 1. New windows will be installed on April 25, 2014.
Window Covering Letter	Survey results were completed with 93 units willing to replace their garage doors. Residents will contact the vendor directly to have their garage doors installed. Vendor will assess if a motor needs to be replaced in the unit. Also, a letter is being prepared to address Window Coverings and will be mailed out once the Board approves it.
"Gate" on Highbury Ave	Paul Choi will submit the gate design with the proposal.
	The Board continues to monitor Unit 127 from all the nuisance they

Unit 127 (nuisance) continue to cause the community with their tenants.

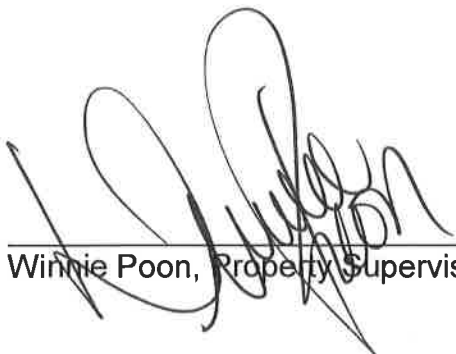
Unit 65 (nuisance) The Board is still looking into this matter.

Rent Control The Board will request Michael Ribken to seek a tenant capping and all new purchases must be owner occupancy only.

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 May 21, 2014 at the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



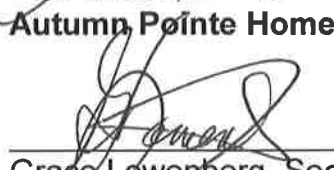
Gus Virdell, President



Date

5/21/14

~~Autumn Pointe Homeowners Association~~



Grace Lowenberg, Secretary



Date

5/21/14

~~Autumn Pointe Homeowners Association~~