

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

May 21, 2014

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of May 21, 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 7:27p.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	None
Approval of Meeting Minutes for April 16, 2014	Ms. Löwenberg motioned to accept the minutes of April 16, 2014 as written, and Mr. Howard seconded the motion. The motion was approved unanimously.
Review of the April 2014's Financial Reports	<p>Ms. Poon from Ideal Management presented the April 2014's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$42,248.66 Operating Expenses \$23,677.15 Total Association Reserves: \$443,956.33</p> <p>The reserve contributions were made for April 2014 for \$6,541.00. The Board accepted the financial report which was presented by Ideal Management.</p>
Board Assignments	A Unit owner is power washing inside the garage. The board will find out the garage number so management can send a warning letter to the unit owner. Pool area will only open the free Wi-Fi to the pool monitors

use only during the summer. One of the pine trees by unit 37 needs to be removed. We'll check with the City of Los Angeles to inquire if it is possible to install a gate at Highbury Avenue's entrance.

**Down spouts
additional bids**

Down Spouts will be tabled until roofing is handled.

**Gate, Pool,
bathroom &
playground**

Checking everything in the pool area so it can be ready to be used for the summer. Door handles were installed. Some areas need painting. The board approved Paul Choi to repair the bathroom doors and the trim for \$500.00.

**Walkthrough How to
enforce letter**

Garage clean up letter needs to be mailed out again to Units 23, 37 and 133. Since this will be the second violation fine will be imposed into the unit account.

Unit 1

The Association continues to receive rent from Unit 1. Waiting for the garage door installation date.

**Window Covering
Letter**

Mr. Howard is working on necessary modifications on the Window Coverings letter and the letter will be mailed out once the Board approves it.

**“Gate” on Highbury
Ave**

Will contact the City of Los Angeles for the process in installing a gate on Highbury entrance.

Unit 127 (nuisance)

The Board continues to monitor Unit 127 for all the nuisance they continue to cause the adjoining neighbors.

Unit 65 (nuisance)

The Board is still looking into this matter.

Rent Control

Michael Rabkin has made recommendations in 'capping,' the rentals in Autumn Pointe. He stated the association can amend CC&Rs to reflect the change in 'rental percentage capping' whereby restricting so many rentals in the Association. Mr. Rabkin alerted the association that this change may affect banks that own units in our complex in renting them in the waiting process of selling them.. In order to enforce amendments, the association needs to mail out a special ballot and 2/3 of the unit owners need to be agree on it.

**Reserve Study Draft
copy**

The board approved the draft reserve study copy and will need to increase the dues from \$225.00 to \$250.00 to be able to meet the reserves amount required.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 9:30 pm.

Next Meeting


The next Association Meeting will be held on June 18, 2014 in the conference room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor



9/17/14

Gus Vindell, President

Date

Autumn Pointe Homeowners Association



9/17/14

Grace Lowenberg, Secretary

Date

Autumn Pointe Homeowners Association