

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

June 18, 2014

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of June 18, 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 7:10p.m.
Board Members Present	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Löwenberg, Secretary and Carlos Robles, Treasurer
Board Members Absent	Alfred Howard Member at large.
Management Team Present	Ms. Winnie Poon.
Homeowner's Forum	Unit 134 met with the Board regarding a \$200 fine. Contractors he hired to do work at the Unit dumped all the materials and debris into our trash bins (2) filling them up and not allowing residents to empty their trash in the bins because they were full of debris.. He explained that he was unaware of this incident because he was out of town at that period of time. If he were in town, he would have not allowed the workers to dump all the debris into our trash bins.
Approval of Meeting Minutes for May 21, 2014	Ms. Löwenberg motioned to accept the minutes of May 21, 2014, seconded by Mr. Ortega. The motion was approved unanimously.
Review of the May 2014's Financial Reports	<p>Ms. Poon from Ideal Management presented the May 2014's financial report to the Board. These figures are as follow:</p> <p>Operating Income \$38,798.73 Operating Expenses \$51,139.91 Total Association Reserves: \$450,763.06</p> <p>The reserve contributions were made for May 2014 for \$6,541.00. May was a utility month. The association paid \$23,411.80 for water & sewer. This was the reason why the net income shows a negative \$18,882.18. The Board accepted the financial report which was presented by Ideal Management.</p>

Board Assignments	Letter will be mailed out to Unit 145 regarding the Garage E31 that needs to be cleaned up. It is in poorly condition and it can lead to be in a hazardous condition. Letter needs to be mailed out to Unit 65 regarding eviction processing on his tenant.
Down spouts additional bids	Down Spouts will be tabled until roofing is handled.
Gate, Pool, bathroom & playground	Playground and Pool gate were all painted.
Unit 1	The Association continues to receive rent from Unit 1. Waiting for the garage door installation date.
Window Covering Letter	Since Mr. Howard did not attend this meeting the board agrees to table this item until next meeting.
“Gate” on Highbury Ave	City of Los Angeles has approved the association to install an entrance gate on Highbury Ave. Will pay the contractor to start the work and it should be completed in three weeks.
Rental Units Limit	The board agrees to submit a proposed rental registration and compliance letter for landlords that have rentals for Michael Rabkin to review.
Roof Bids	The board agrees to table until next meeting.
2015 Budget	The board approved the 2015 budget and increase the dues from \$225.00 to \$250.00.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 9:10 pm.

Next Meeting

The next Association Meeting will be held on July 16, 2014 in the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:


7-16-14

Gus Vindell, President

Date

Autumn Pointe Homeowners Association


7-16-14

Grace Lowenberg, Secretary

Date

Autumn Pointe Homeowners Association