

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

July 16, 2014

<b>Call to Order</b>	The following are the Minutes of the Association meeting of the Board of Directors of July 16, 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 7:10p.m.
<b>Board Members Present</b>	Gus Vindell, President; Ricardo Ortega, Vice President, Grace Löwenberg, Secretary, Carlos Robles, Treasurer and Alfred Howard Member at Large
<b>Board Members Absent</b>	None
<b>Management Team Present</b>	Ms. Winnie Poon.
<b>Homeowner's Forum</b>	<p>Unit owner 65, Christopher Nunes met with Board Members regarding all the fines and complaints he received regarding his unruly tenants behavior. Mr. Nunes requested paper evidence on this matter to be able to present it to his Tenant.</p> <p>Unit owner 132, Min Qiu Li met with Board Members regarding the garage violation fine. It was stated that Unit #133 rents to Unit 132's garage. He promise to clean up the garage and perhaps the fine can be waived after Board's inspection.</p> <p>Unit owner 106, Christian Hai also met with Board regarding his contractor filling up association trash bin with construction debris. Security and one of the board members informed the contractor not to deposit construction debris into the bins and he ignored the instructions. Mr. Hai stated he was unaware of this problem and promised it would not happen in the near future. The Board decided to reduce the fine to \$100.00 on each incidence.</p>
<b>Approval of Meeting Minutes for June 18, 2014</b>	Ms. Löwenberg motioned to accept the minutes of June 18, 2014, seconded by Mr. Robles. The motion was approved unanimously.
<b>Review of the June 2014's Financial</b>	Ms. Poon from Ideal Management presented the June 2014's financial report to the Board. These figures are as follow:

<b>Reports</b>	<p>Operating Income \$37,739.00  Operating Expenses \$19,052.16  Total Association Reserves: \$450,865.81</p> <p>The reserve contributions were made for June 2014 for \$6,541.00. The Board accepted the financial report which was presented by Ideal Management.</p>
<b>Board Assignments</b>	<p>A letter will be sent to Unit 133 regarding placing a mattress at the trash bin area.</p>
<b>Down spouts additional bids</b>	<p>Down Spouts will be tabled until roofing is handled.</p>
<b>Unit 1</b>	<p>The Association continues to receive rent from Unit 1.</p>
<b>Window Covering Letter</b>	<p>The matter was tabled until the next meeting since Mr. Howard was absent.</p>
<b>“Gate” on Highbury Ave</b>	<p>The gate and motor were ordered and will be installed upon the arrival of the items.</p>
<b>Rental Units Limit</b>	<p>The Board agreed to submit a proposed rental registration and compliance letter to Atty Michael Rabkin’s review for landlords that rent their units.</p>
<b>Roof Bids</b>	<p>The Board tabled roofing bids until September’s meeting.</p>
<b>Sewer Service Charge Relief Program</b>	<p>The Board requested a proposal from the plumber in installing a submeter in front of the regular meter.</p>

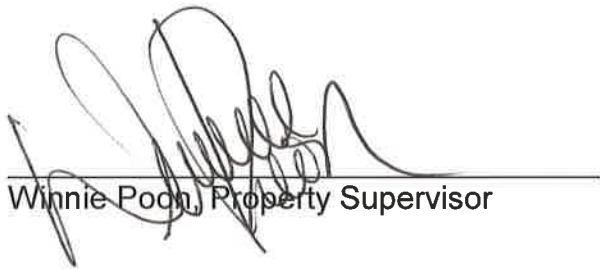
**Adjournment**

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

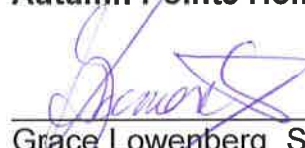
**Next Meeting**

The next Association Annual Meeting will be held on August 20, 2014 at the Ballroom of Cal State LA in the City of Los Angeles.

Submitted by:

  
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Winnie Poon, Property Supervisor

Approved by:

  
\_\_\_\_\_  
Gus Vindell, President      9/17/14  
Date  
**Autumn Pointe Homeowners Association**  
\_\_\_\_\_  
Grace Lowenberg, Secretary      9/17/14  
Date  
**Autumn Pointe Homeowners Association**