

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

Wednesday, August 26, 2015

CALL TO ORDER

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 26, 2015 in the Golden Eagle Ball Room Number 1. Vice President Ricardo Ortega noted a Quorum was present and called the meeting to order at 7:10 pm.

QUORUM

The management reported that there are 36 homeowners present and 64 proxies, totaling 100 units that are present at this meeting. The quorum requirement of 89 units was exceeded.

INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT

Gus Vindell, President, Off ill. Ricardo Ortega, Vice President; Carlos Robles, Treasurer; Grace Löwenberg, Secretary; and Alfred Howard, Member at Large.

Ideal Management staff Present: Samuel Wu, President; Winnie Poon, Property Supervisor; Sean Cho & Dianna.

Vice President Ortega introduced the Election Inspectors.

The Management Company handed the ballots to the election inspectors.

Ms. Grace Löwenberg read the 2015 Annual Meeting minutes.

It was moved, second and carried by Mr. Howard and Mr. Robles to approve 2015 Annual Meeting Minutes.

TREASURER'S REPORT

Mr. Carlos reported the total income of \$483269.25 from January 1, 2014 through December 31, 2014. He stated that the operating expenses, ie. repairs, maintenance and all other expenses totaling for the year was approximately \$390474.80. We have contributed \$78,492.00 to the Association Reserve Account. The cash flow for the year 2014 was almost \$14,302.00 in the past year.

He stated the Association Reserve Account as of December 31, 2014 has \$496,864.00.

PLAYGROUND AND POOL

Vice President Ortega reported that the pool monitors are working out well, and the Board had decided to extend the pool's opening for two more weeks.

PRESIDENT'S REPORT

In 2014, we have cleaned all of rain gutter and down spouts before the raining season, and we have repair all of the roof leaks that happened. This project cost the Association \$7,500.00.

We also replaced 2 decks at \$650 each.

We've installed the new driveway gates for the complex for \$27,530.00

The Vice President reminded everyone that we must pick up after our pets, to make sure no outside people follows you in through the gates, and to close the garage doors at all times to prevent any theft. The Board will start to enforce our parking rules and tow away cars that do not belong to our Association.

Our upcoming projects would include securing our complex with new fencing, to issue new parking regulations for the residents, and to paint the exterior of our buildings.

HOMEOWNERS FORUM

Unit 141 complained about a missing sprinkler head.

Unit 17 complained that the workmanship on the new gates are not good.

Unit 20 wants to know how much is each remote, and the new gate at Dobbs Street is too narrow. Mr. Wu stated the emergency staff will have access to enter the premises such as police officers and paramedics.

Unit 97 is concerned about cars driving too fast through the gates.

Unit 7 wants to know how the packages will be delivered, now that the complex is gated.

Unit 14 told everyone that the old remotes still works,

Unit 107 wanted to know how much did we spend on these gates and thanked the Board members for serving on the Board. And, thanked the owner of the dogs for picking up after them and lowering security cost because we have many gates on the premises. Board Member Ortega stated that we installed two gates due to the establishment Seven-Eleven (7-11) increasing traffic, people dumping furniture on our bins and increasing our cost to have these items hauled away, and security deters people from entering our premises.

Unit 144 inquired if the Association can install higher gates on three hidden entrances such as Bohlig!

Unit 28 is asking for wheel chair access to the complex, with new ramps for the handicapped.

Unit 23, gates are in full operation and will there be any access for the disabled on wheelchairs. Mr. Wu stated we will look into it.

Unit 107 wanted to know why the pool is only open for 3 months a year. Can we open the pools on the weekends? Vice President Ortega responded there is an increase on the budget to have it open more hours. She offered her assistance and also stated that the website is not operating. Volunteered to update the billboard

Unit 5 stated that the pool opening hours must have a regular schedule. If she would have known there are limited pool hours, she would have not purchased the unit.

Unit 19 wanted the pool to be open at all times and suggested to conduct a survey to all of the homeowners to keep the pool open all year. And, to have the website updated. She volunteered to update our website.

Unit 91 is concern about termites in the entry doors and garage areas and do we have plans to paint the handrails. Vice President Ortega responded that everything will be painted at the same time. Concerned regarding lots of water waste with the sprinklers.

Unit 77 is complaining about roaches in the stairways near the garages.

Mr. Chris Chang stated asked if there are any volunteers to open the pool, they are welcome to volunteer their services.

ELECTION RESULTS

The upcoming Board of Directors for Year 2015-16 is as follows: Rachel Chow, Christopher Chang, Grace Löwenberg, Carlos Robles, and Gustavo Vindell

It was moved, second and carried by Nita Hinojos and Rachel Chao to adjourn meeting at 9:15 pm.