

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

May 25, 2016

<b>Call to Order</b>	The following are the Minutes of the Association meeting of the Board of Directors of May 25, 2016 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 7:30P.m.
<b>Board Members Present</b>	Gus Vindell, President; Christopher Chan, Vice President, Grace Löwenberg, Secretary, Ricardo Ortega, Treasurer and Rachel Chow Member at Large
<b>Board Members Absent</b>	None
<b>Management Team Present</b>	Ms. Winnie Poon.
<b>Homeowner's Forum</b>	None
<b>Approval of Meeting Minutes for April 20, 2016</b>	Ms. Löwenberg motioned to accept the minutes of April 20, 2016 seconded by Mr. Chan. The motion was approved unanimously.
<b>Review of the April 2016's Financial Reports</b>	<p>Ms. Poon from Ideal Management presented the April 2016's financial report to the Board. They are as follows:</p> <p>Operating Income \$41,662.90 Operating Expenses \$27,429.38 Total Association Reserves: \$622,746.11</p> <p>The reserve contributions were made for April 2016 for \$8,369.00. The Board accepted the financial report which was presented by Ideal Management.</p>
<b>Board Assignments</b>	Board had no report on their assignments.
<b>Walkthrough 2015-2016</b>	Will set up another day for walkthrough.

<b>Painting Project Status</b>	Gus provided the Board with total four proposals, which are 1.) Majic Contstruction Inc. for \$228,500.00 2.) RGS United Contractor Corp for \$248,000.00 3.) All Bright painting for \$292,585.00 and 4.) Ferris Painting for \$339,986.00. The Board's decision to use Majic Construction, Inc. The Board will check their license, insurance, and workers compensation insurance status before signing the agreement. The Board will need to do a walk thru with the contractor regarding the hanging wiring problems and will try to encase the wires in a cylinder enclosure of cover the wires before the painting project starts until it is decided what action the Board will take to uniformly tack the wires down.
<b>Time Warner &amp; Satellite TV</b>	Will wait for another month to see the status, Time Warner should be able to rewire their cables throughout the complex for free.
<b>Picnic Area</b>	All new umbrellas were installed.
<b>Tenancy Capping</b>	Will resubmit the registration forms to those homeowners who have not responded, yet.
<b>Phase II New Mail Boxes</b>	All new mailboxes were installed and keys were distributed to all unit owners for Phase II. Awaiting for the post office to install their locks so the mailboxes can be used.
<b>Unit 162 plumbing issues</b>	The Technician detected in Unit 162 bathroom line the sewerage line was uneven at the sideway area and a plumber has been contacted to correct the problem.
<b>Pool Monitor /Opening/Furniture Inspected</b>	Pool will be open weekends only starting in June and will open weekdays started in July – August, then will be open in weekends in September and Pool will be closed in October.
<b>Adjournment</b>	Without other issues, the Board adjourned into the Executive Session at 09:30 pm.

**Next Meeting**

The next Association Meeting will be held on June 15, 2016 at the Conference Room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor



6/15/16

Gus Vindell, President Date  
**Autumn Pointe Homeowners Association**



6/15/16

Grace Löwenberg, Secretary Date  
**Autumn Pointe Homeowners Association**