

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

June 15, 2016

Call to Order	The following are the Minutes of the Association meeting of the Board of Directors of June 15, 2016 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 7:22P.m.
Board Members Present	Gus Vindell, President; Grace Löwenberg, Secretary, Ricardo Ortega, Treasurer and Rachel Chow Member at Large
Board Members Absent	Christopher Chan, Vice President
Management Team Present	Ms. Winnie Poon.
Homeowner's Forum	Unit 121 owner Magally Ocampo attended our meeting regarding a violation letter on multiple renters in her unit. She stated she did not sub list her unit and the Board showed her the Zillow ad reflecting the rental of her unit. She stated she would contact her tenant regarding this Advertisement!
Approval of Meeting Minutes for May 25, 2016	Ms. Löwenberg motioned to accept the minutes of May 25, 2016 seconded by Mr. Ortega. The motion was approved unanimously.
Review of the May 2016's Financial Reports	<p>Ms. Poon from Ideal Management presented the May 2016's financial report to the Board. They are as follows:</p> <p>Operating Income \$46,093.51 Operating Expenses \$50,844.89 Total Association Reserves: \$631,151.52</p> <p>The reserve contributions were made for May 2016 for \$8,369.00. The Board accepted the financial report which was presented by Ideal Management.</p>
Board Assignments	Board had no report on their assignments.

Walkthrough 2015-2016	President Gus replaced all new locks at Phase I postal mailbox. The mail carrier can now use the postal mailbox for delivery of parcels to unit owners.
Painting Project Status	Management will mail another reminder letter to all unit owners regarding the painting project and will let them know what will be needed to prepare before this painting project gets started.
Time Warner & Satellite TV	Awaiting for the status if Time Warner will be able to rewire their cables throughout the complex free of cost.
Tenancy Capping	Management will resubmit the registration forms to those homeowners who have not responded, yet.
Pool Monitor	Purchase all items needed for opening the pool, pool testing kit, clock, and cleaning the surrounding area.
Vinyl fencing/New walkways	Need to check with vendor regarding vinyl fencing missing signs and missing hand railing on the new walkways.
Locations on Landing	The Board needs to know the location of the replacing landings which consist of Unit 102, 103, 104, 105, 118 and 120 totaling 6 landings.
Unit 162 plumbing issues	Mr. Pan, the plumber, reported that he will charge \$2,500.00 from the building to the sidewalk to check if he can repair the leaking pipe. He will also add an opening at the building so in the future roofer company can easily access the line.

Adjournment

Without other issues, the Board adjourned into the Executive Session at 09:00 pm.

Next Meeting

The next Association Meeting will be held on June 20, 2016 at the Conference Room of Ideal Management in the City of Alhambra.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor

Gus Vindell, President
Autumn Pointe Homeowners Association

Date

Grace Löwenberg, Secretary
Autumn Pointe Homeowners Association

Date