

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

Wednesday, August 17, 2016

CALL TO ORDER

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 17, 2016 in the Golden Eagle Ball Room Number 1. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:10 pm.

QUORUM

The management reported that there are 42 homeowners present and 64 proxies, totaling 106 units that are present at this meeting. The quorum requirement of 95 units was exceeded.

INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT

Gus Vindell, President; Ricardo Ortega, Vice President; Rachel Chow, Treasurer; Grace Löwenberg, Secretary; and Christopher Chang, Member at Large.

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

Mr. Vindell introduced the Election Inspectors, Ms. Peng Xing Liu of #157 & Mr. Joshua Diaz of #169.

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. Chang and Mr. Robles to approve 2015 Annual Meeting Minutes.

TREASURER'S REPORT

Mr. Wu from Ideal **Property** reported the total income of \$540,216.32 from January 1, 2015 through December 31, 2015. He stated that the operating expenses, ie. repairs, maintenance and all other expenses totaling for the year was approximately \$438,902.75. We have contributed \$100,428.00 to the Association Reserve Account. The cash flow for the year 2015 was almost \$885.57 in the past year.

He stated the Association Reserve Account as of December 31, 2015 has \$589,174.93.

PRESIDENT'S REPORT

President **Vindell** first thanked all of the homeowner who took time to join us at this Annual Meeting **and reported the following accomplishments for this Year, 2015.**

In 2015, we have cleaned all of rain gutters and down spouts before the raining season, and we have repaired all of the roof leaks that happened. This project cost the Association \$3,600.00.

The Association installed new driveway and pedestrian gates in 4 phases. The total cost of this project was \$37,180.

We've replaced 3 electrical panel boxes for a total of \$3,450.00.

We also replaced 6 decks that cost the Association \$3,600.00.

We've installed a new fence **on Vandalia St.** with the next door neighbor for \$6,600.00.

We've replaced our security company. They are much more visible now.

We've replaced **Phase II** mailboxes for \$5,967.75, and spent \$2,500 to replace the main sewer line outside of 2307 Lillyvale Ave. We had also trimmed and removed some trees around our complex.

The projects that we're working on now is the exterior painting of the entire complex (\$228,500) and the update of our cable system with Time Warner.

There **is continuous problems with endless** issues with the renters in our complex. **It absorbs a lot of the Board's and Ideal's time solving their many issues on a daily basis.** We **need to ensure** that the homeowner(s) who is leasing out their unit, **provides** our

Rules and Regulations to their tenants and have them sign **they have read our Rules and Regulations**. The Association will enforce these rules against both the renter and the homeowner who violates them.

President **Vindell** reminded homeowners that Board Members are all volunteers, and if they have ideas that can improve our surroundings, the Board would like to hear from **them**. **The President encouraged homeowners to volunteer in** monitoring our complex, serving as backup pool monitors, **and** report any problems that they see **in the complex**.

HOMEOWNERS FORUM

Unit 125 Some walkways are cracked and needed repair.

Unit 97 thanked the Board for their hard work and the new colors for the buildings. She would like the pool to be opened starting May instead of July.

Unit 20 complimented the Board on their selection of the new security company. They needed a copy of the insurance certificate.

Unit 109 recommended that the Association should set up a Face Book account for easier communications with the homeowners. Also, some people are replacing their windows without the Board's approval. Lastly, everyone should park their cars inside the garage. Our garages are not to be used for storage.

Unit 125 **inquired** the approved window to be installed in our complex?

Unit 106 **reported** some homeowners are relocating their water heater to their garage without proper permits.

Unit 118 **stated** all 2 Bedrooms, 1 Bath units **have** their water heater in their garages. It was designed that way.

ELECTION RESULTS

The upcoming Board of Directors for Year 2016-17 is as follows: Rachel Chow, Christopher Chang, Grace Löwenberg, Carlos Robles, and Gustavo Vindell.

It was moved, second and carried by Mr. Vindell and Ms. Löwenberg to adjourn the meeting at 8:15 pm.