

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

September 21, 2016

<b>Call to Order</b>	The monthly meeting of the <b>Board of Directors</b> was held on Wednesday, September 21, 2016 in the conference room of Ideal Management in the City of Alhambra. The President, Gus Vindell, called the meeting to order at 7:11 PM.						
<b>Board Members Present</b>	Gus Vindell, President; Christopher Chang, Vice President; Grace Lowenberg, Secretary; Ricardo Ortega, Treasurer; Rachel Chow, Member at Large						
<b>Board Members Absent</b>	None						
<b>Management Team Present</b>	Ms. Winnie Poon and Mr. Raymond Wu						
<b>Homeowner's Forum</b>	<p><b>Derek K. Chang and Jin Chai (2339 Lillyvale #160)</b> had requests they presented to the Board of Directors. The first was in regards to a situation in which water flooded/leaked into their unit a few years ago. After changing the carpet and cabinets, they realized the damage was more serious than they initially thought. They believe the cause of the leaking may have been from the tree outside their unit and the water underneath it. They are seeing if the Board would consider removing the tree and/or adding cement in front of their unit to block future leaks. They are also requesting reimbursement for the work they've done in their unit. Because the root cause is just speculation at this point, the Board will talk with a contractor to see about the tree and cement issues. In regards to the reimbursement, the Board is requesting a written request before considering it.</p> <p>Mr. Chang and Ms. Chai were also cited for having the wrong screen door. It was discovered that unit numbers were mixed up and they were incorrectly cited. Their citation record shall be removed.</p>						
<b>Approval of Meeting Minutes for July 20, 2016</b>	Ms. Lowenberg motioned to accept the minutes of July 20, 2016, seconded by Ms. Chow. The motion was approved unanimously.						
<b>Review of August 2016's Financial Reports</b>	<p>Current Financial Status as of August, 2016 was as follows:</p> <table><tr><td>Operating Income</td><td>\$46,251.65</td></tr><tr><td>Operating Expenses</td><td>\$79,338.73</td></tr><tr><td>Total Association Reserves</td><td>\$462,381.21</td></tr></table> <p>For this month, there was a net loss of \$41,456.08. This is due to the painting</p>	Operating Income	\$46,251.65	Operating Expenses	\$79,338.73	Total Association Reserves	\$462,381.21
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Operating Expenses	\$79,338.73						
Total Association Reserves	\$462,381.21						

project that is in full effect. A reserve contribution of \$8,369.00 was made. The Board accepted the financial report from Ideal Management.

<b>Board Assignments</b>	There were no reports for Board Assignments
<b>Painting Project Status</b>	The painting project is roughly 50% completed.
<b>Time Warner &amp; Satellite TV</b>	Board President, Mr. Vindell, is waiting on the Time Warner Representative to get approval
<b>Unit 169 Door</b>	Unit 169 has their main entry door approved, but the outer security door is NOT approved. They must remove it or replace it with an approved one.
<b>Window/Door Spreadsheet</b>	Many owners are calling in and stating that their windows were installed over 2 years ago by Mr. Lee and do not understand why they are just now being cited. Mr. Vindell stated that a lot of the wood trim around the windows were done incorrectly and has asked Ms. Poon from Ideal Management to forward all homeowners to him about this issue. He will meet them at their unit and show them what needs to be corrected.
<b>Unit 58 Door</b>	Unit 58 may choose between the 2 doors presented
<b>Unit 127 Noise</b>	In order for more legal action to be taken against this unit that's operating as a Fraternity House, the Association will need official statements from homeowner's regarding the noise disturbance, drug use, and alcohol use at this unit. Ms. Poon will send Mr. Vindell official complaint forms that can be signed by homeowners.
<b>Noise Device</b>	Vice President Christopher Chang has agreed to lend his noise calculation device to the Association so the Board doesn't have to buy one
<b>Unit 116 A/C Noise</b>	Unit 116 will have to take responsibility for the loudness of their A/C Unit even though there is nothing wrong with their unit. The noise is disturbing Unit 117's quality of living and goes against city noise ordinances. Ms. Poon shall send a neutral A/C vendor to inspect the A/C again. Even if the unit is fine and is just making noise because it's old, the owner will still have to rectify the situation either by replacing the entire unit or fixing it.
<b>Parking Stalls</b>	Shall begin in December 2016. Eighteen (18) have been rented out so far.

**Adjournment**

Without other issues, the Board adjourned into the Executive Session at 08:35 pm.

**Next Meeting**

The next Association Annual Meeting will be held on October 19, 2016 in the conference room of Ideal Management

Submitted by:

Approved by:

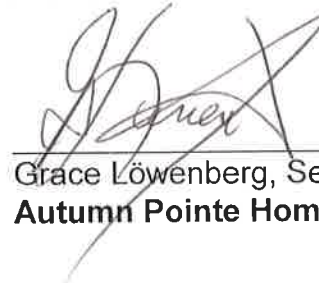


Winnie Poon, Property Supervisor

  
Gus Vindell, President

10/19/16  
Date

**Autumn Pointe Homeowners Association**



Grace Löwenberg, Secretary

10/19/16  
Date

**Autumn Pointe Homeowners Association**