

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

October 19, 2016

Call to Order	The monthly meeting of the Board of Directors was held on Wednesday, October 19, 2016 in the conference room of Ideal Management in the City of Alhambra. The President, Gus Vindell, called the meeting to order at 7:12 PM.							
Board Members Present	Gus Vindell, President; Christopher Chang, Vice President; Grace Löwenberg, Secretary; Rachel Chow, Member at Large							
Board Members Absent	Ricardo Ortega, Treasurer							
Management Team Present	Ms. Winnie Poon and Mr. Raymond Wu							
Homeowner’s Forum	<p>Joshua N. Diaz and Monica (#169) wanted to discuss the issue with their security door not being approved. They felt that there was “no real document” stating exactly which kind of security doors are allowed or disallowed. Furthermore, they want to protect their main entry door from the elements and from a faulty sprinkler valve that sprays water. The Board stated that they would take a look at the sprinkler issue and also consider their request one more time during the Executive Session. The Homeowners also stated that they were going around the community and getting a petition signed regarding the security door. The Board stated that they would also take this into consideration before they make their decision.</p> <p>Sorin Scorvelciu (173); Dora Quach and Theppong Sae-Low (131) wanted to sit in on the open session to see what Board meetings entailed.</p>							
Approval of Meeting Minutes for July 20, 2016	Ms. Löwenberg motioned to accept the minutes of September 21, 2016, seconded by Ms. Chow. The motion was approved unanimously.							
Review of August 2016’s Financial Reports	Current Financial Status as of September, 2016 was as follows: <table><tr><td>Operating Income</td><td>\$45,084.09</td></tr><tr><td>Operating Expenses</td><td>\$98,591.61</td></tr><tr><td>Total Association Reserves</td><td>\$444,584.14</td></tr></table>		Operating Income	\$45,084.09	Operating Expenses	\$98,591.61	Total Association Reserves	\$444,584.14
Operating Income	\$45,084.09							
Operating Expenses	\$98,591.61							
Total Association Reserves	\$444,584.14							

**Review of August
2016's Financial
Reports**

For this month, there was a net loss of \$61,876.52. This is due to the painting project that is in full effect. A reserve contribution of \$8,369.00 was made. The Board accepted the financial report from Ideal Management.

Board Assignments

Ms. Løwenberg (Secretary) – Trash is being left outside of bins.

Ms. Poon (Ideal) – Landscapers are only cleaning one street. Mr. Vindell will talk to the landscapers.

Mr. Vindell (President) – Security Guard is requesting that the HOA close off/gate certain sections of the property as there are too many people entering the premises. The Board will discuss this after the painting project is completed. Homeowners from 131 and 173 also feel that this is important and reported instances of people drinking alcohol on the premises among other things.

**Painting Project
Status**

There are 3.5 buildings left to paint.

**Time Warner &
Satellite TV**

Board President, Mr. Vindell, stated that the Time Warner sales representative he was in contact with has moved to Sacramento and does not control this area anymore. Will keep working on it.

Tenancy Capping

There are only 35 units that had not reply the registration forms, will send those units the form again then if still no reply then a \$50.00 fine will be apply into the unit account.

**Window/Door
Spreadsheet**

Ms. Poon stated that she had done a walkthrough the night before and some of the windows have been fixed. Mr. Vindell will walk through some more to see if any have been missed.

Unit 129 Noise

Regarding the noise stemming from the tenants at Unit 129, the Board is waiting for Mr. Samuel Wu from Ideal Management to provide an update with an attorney.

Unit 116 A/C Noise

Vice President Christopher Chang has agreed to lend his noise calculation device to the Association so the Board doesn't have to buy one

Raymond, the A/C repairman from RGS United, will visit the property when both owners of 116 and 117 are home in order to inspect the A/C. He will provide Ms. Poon with dates that he is free so that she can

forward them to the homeowners.

Parking Stalls

Will mail out the parking permit application to all tenant occupy unit.

Newsletter

Homeowners and residents will be notified that the pool shall be closing due to Summer being over.

Adjournment

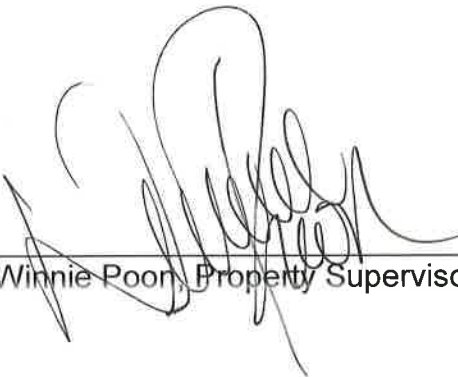
Without other issues, the Board adjourned into the Executive Session at 09:00 pm

Next Meeting

The next Association Meeting will be held on November 16, 2016 at Marie Callender's in Monterey Park, CA.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor

Gus Vindell, President 11/16/16
Date
Autumn Pointe Homeowners Association

Grace Lowenberg, Secretary 11/16/16
Date
Autumn Pointe Homeowners Association