

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

November 16, 2016

- Call to Order** The monthly meeting of the **Board of Directors** was held on Wednesday, November 16, 2016 at Marie Callender's in the City of Monterey Park. The President, Gus Vindell, called the meeting to order at 7:00 PM.
- Board Members Present** Gus Vindell, President; Christopher Chang, Vice President; Grace Löwenberg, Secretary; Ricardo Ortega, Treasurer; Rachel Chow, Member at Large
- Management Team Present** Mr. Samuel Wu, Ms. Winnie Poon, and Mr. Raymond Wu
- Approval of Meeting Minutes for October 19, 2016** Ms. Löwenberg motioned to accept the minutes of October 19, 2016, seconded by Mr. Chang. The motion was approved unanimously.
- Review of August 2016's Financial Reports** Current Financial Status as of October, 2016 was as follows:
- | | |
|----------------------------|--------------|
| Operating Income | \$44,038.00 |
| Operating Expenses | \$89,993.33 |
| Total Association Reserves | \$444,594.54 |
- For this month, there was a net loss of \$45,156.43. This is again due to the painting project that is winding down. A reserve contribution was not made for this month because the association is changing bank accounts. Once the account is fully setup, Ms. Poon will add in October's reserve contribution along with November's. The Board accepted the financial report from Ideal Management.
- Board Assignments** **Mr. Vindell (President)** – In response to the statements from the owner of Unit 173 at last month's meeting regarding homeless people loitering in the area behind the unit, Mr. Vindell met with contractor Paul Choi and discussed installing a gate in the area to close it off. The board will wait on a proposal and discuss this matter further when the painting project is done and there is more money to use. On a related note, Mr. Vindell is also waiting for a proposal for closing off the area around Unit

Board Assignments

127 because of the large amount of foot traffic from people who do not live in the community. Furthermore, there are mailboxes around this area that are out in the open. These concerns were voiced by the security guard.

Mr. Vindell – Unit 113 was spotted BBQing *outside* of the playground area which is not allowed. Able to find out which unit it was because they kept their garage door open to let the grill cool off.

Ms. Löwenberg (Secretary) – Needs the key for the new bulletin board on the other side of the complex in order to post the newsletter. Ms. Poon will provide this.

Ms. Löwenberg – The small, single house next to Ms. Lowenberg's unit is still dumping furniture and large amounts of bulky trash in the garbage bins. Mr. Vindell was able to catch them once and explained to their daughter, who was translating, that they cannot be dumping large items there. The homeowners stated that they understood.

Group – The board discussed the recent legalization of marijuana. The board is considering creating Rule and Regulations for this as people smoking indoors will still cause 2nd hand smoke to the neighbors. Smoking marijuana is still prohibited in common areas.

2016 – 2017 Goals

Will be emailed to Ideal Management once completed.

Painting Project

The big items have been finished and the project is winding down. All that's left are the doors and small things like address numbers. The board may decide to post notices regarding the door painting in English, Chinese, and Spanish to ensure that all residents understand what they must do (keep doors open for 4-5 hours to let the paint dry). Ideal will ask the security guard to assist in posting notices well in advance so that people have time to prepare. Ideal is still holding 20% of the balance for the project and will pay when everything is completed.

Tenancy Capping

There are 32 units that have not responded to the registration forms. Because this date (11/16/16) was the deadline, application letters will be sent one final time and fines shall start being assessed. Mr. Ortega suggested some extra consideration be given to people who had recently bought units in the community.

Window/Door Spreadsheet

Ms. Poon stated that many of the units have begun fixing the violations already and many are also requesting 30 day extensions. Only 5 people

have failed to address the situation, yet. The board decided that letters must be sent again and these people must change their doors ASAP because the painting project is coming soon. If they do not have their doors changed by then, they will have to pay for the cost of painting the doors afterwards by themselves as well as the original fine.

On a related note, Ms. Poon stated that any address numbers that do not match/aren't the original will be taken down by the painters and letters need to be sent out about this. New ones that match with the rest of the community will be installed for units that are missing theirs.

Unit 127 Tenants

The tenants know they are under scrutiny and have been a lot quieter recently. The board has decided to not proceed with legal action for now and wait to see if things stay the same.

Unit 116 A/C Noise

Raymond, the A/C repairman, has not been able to schedule a time to visit the unit when both owners are home. Mr. Vindell will visit both units and try to coordinate a time.

Parking Stalls

Cal State LA students have been parking in the complex because they know that the security guard does not arrive until 6 pm. The security guard has suggested that he can make random visits to attempt to catch these people. The board unanimously agrees that any cars without parking permits inside the complex will be immediately towed without warning.

Wrought Iron Fences

Waiting for proposals for wrought iron fencing around the mailboxes and playground.

Skateboarding

People have been riding their skateboards around the complex before the security guard comes. Ideal will send a letter to all homeowners giving them a final warning. Skateboarding, riding a bike, riding a scooter, etc. are not allowed in the complex. Fines will be issued for future violations.

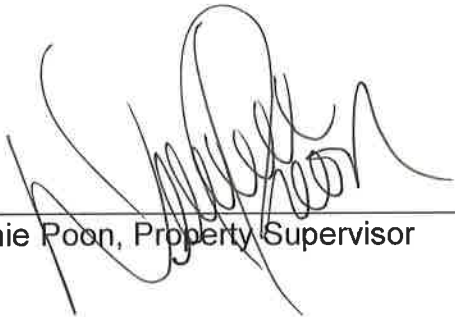
Adjournment

Without other issues, the Board adjourned into the Executive Session at 07:47 pm

Next Meeting

The next Association Meeting will be held on January 18, 2017 at Ideal Management in Alhambra, CA.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President

Date

Autumn Pointe Homeowners Association



1/18/17

Grace Löwenberg, Secretary

Date

Autumn Pointe Homeowners Association