

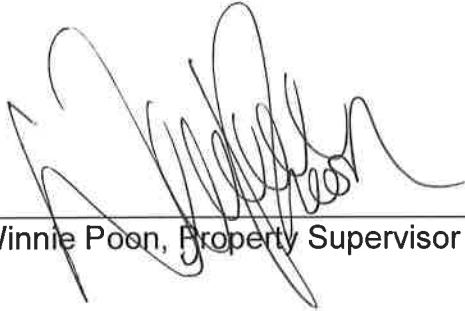
# THE MINUTES OF THE ASSOCIATION MEETING OF THE AUTUMN POINTE HOMEOWNERS ASSOCIATION

January 18, 2017

Call to Order	The monthly meeting of the <b>Board of Directors</b> was held on Wednesday, January 18, 2017 in the conference room of Ideal Management in the City of Alhambra. The President, Gus Vindell, called the meeting to order at 7:33 PM.														
Board Members Present	Gus Vindell, President; Christopher Chang, Vice President; Grace Löwenberg, Secretary; Ricardo Ortega, Treasurer and Rachel Chow, Member at Large														
Board Members Absent	None														
Management Team Present	Ms. Winnie Poon														
Homeowner’s Forum	None														
Approval of Meeting Minutes for November 16, 2016	Ms. Löwenberg motioned to accept the minutes of November 16, 2016, seconded by Mr. Chang. The motion was approved unanimously.														
Review of November and December 2016’s Financial Reports	<div>Current Financial Status as of November and December, 2016 was as follows:</div> <table><tr><td>November Operating Income</td><td>\$47,246.66</td></tr><tr><td>November Operating Expenses</td><td>\$54,414.36</td></tr><tr><td>November Total Association Reserves</td><td>\$444,605.70</td></tr><tr><td>December Operating Income</td><td>\$47,749.12</td></tr><tr><td>December Operating Expenses</td><td>\$55,268.68</td></tr><tr><td>December Total Association Reserves</td><td>\$446,616.32</td></tr></table> <div>For these two months, there was a total net loss of \$10,888.56. 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.</div>			November Operating Income	\$47,246.66	November Operating Expenses	\$54,414.36	November Total Association Reserves	\$444,605.70	December Operating Income	\$47,749.12	December Operating Expenses	\$55,268.68	December Total Association Reserves	\$446,616.32
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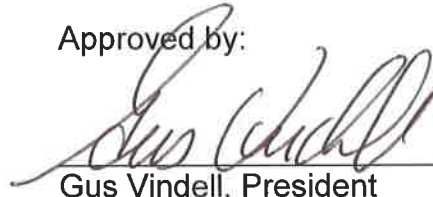
<b>Board Assignments</b>	Ideal Management will need to mail out a letter to unit 40 asking them to replace their front door. Unit 36 will receive his reimbursement for the water leak only.
<b>Painting Project Status</b>	All buildings are done being painted and the only phase left is painting all the front entrance doors for the building(s).
<b>Time Warner &amp; Satellite TV</b>	Board President, Mr. Vindell, stated that Time warner is no longer in existence after its merger. They are now called Spectrum.
<b>Tenancy Capping</b>	There are only 35 units that have not replied to the registration forms. Ideal Management will send these units the form again and if there is still no response, the units will be charged a \$50.00 fee to their account.
<b>Window/Door Spreadsheet</b>	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.
<b>Wrought Iron fence and gate near 2<sup>nd</sup> phase mail boxes</b>	Paul Choi will submit a proposal for the new fence.
<b>Install new trees</b>	Gus Vindell will follow up with JF landscaper directly.
<b>Folks living in garage</b>	Letter was mailed out to unit 41.
<b>2017 Walkthrough</b>	Walkthrough will be held on February 4, 2017.
<b>Adjournment</b>	Without other issues, the Board adjourned into the Executive Session at 9:00 pm
<b>Next Meeting</b>	The next Association Meeting will be held on February 22, 2017 in the conference room of Ideal Management in the City of Alhambra.

Submitted by:



Winnie Poon, Property Supervisor

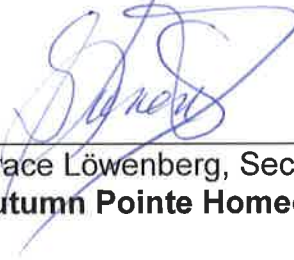
Approved by:



Gus Vindell, President

**Autumn Pointe Homeowners Association**

2/22/17  
Date



Grace Löwenberg, Secretary

**Autumn Pointe Homeowners Association**

2/22/17  
Date