

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

February 22, 2017

<b>Call to Order</b>	The monthly meeting of the <b>Board of Directors</b> was held on Wednesday, February 22, 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.		
<b>Board Members Present</b>	Gus Vindell, President; Grace Löwenberg, Secretary; and Rachel Chow, Member at Large.		
<b>Board Members Absent</b>	Christopher Chang, Vice-President and Ricardo Ortega, Treasurer.		
<b>Management Team Present</b>	Ms. Winnie Poon and Mr. Samuel Wu.		
<b>Homeowner's Forum</b>	<b>None.</b>		
<b>Approval of Meeting Minutes for January 18, 2017</b>	Ms. Löwenberg motioned to accept the minutes of January 18, 2017 with some minor changes, seconded by Ms. Chow. The motion was approved unanimously.		
<b>Review of January 2017's Financial Reports</b>	Current Financial Status as of January 31, 2017 was as follows:		
	January's Operating Income	\$	50,998.21
	January's Operating Expenses	\$	63,706.16
	Total Association Reserves	\$	469,738.53
	In the month of January 2017, there were negative cash flow of \$12,707.95. This was due to the payment of the balances for the gate project (\$6,087.00) and the payment of the water & sewer usage (\$26,117.30). The reserve contribution of \$8,369.00 was not made in January, but it will be reimbursed in February. The Board accepted and approved the financial report from Ideal Management.		
<b>Board Assignments</b>	The Board members are working on their assignments.		
<b>2016 – 2017 Goals</b>	The Board is working on completing the exterior painting project, the security issues around the complex, and to provide a better community for the homeowners.		
<b>Painting Project Status</b>	Due to the rainstorms on weekends in January, the painting of the front doors had been postponed until the weather permits.		
<b>Time Warner &amp;</b>	Board President, Mr. Vindell, stated that we are still waiting for the response		

<b>Satellite TV</b>	from Spectrum on their proposal to provide new wiring for the entire community.
<b>Tenancy Capping</b>	In January, management received 6 more registration forms. There are still 29 units that have not replied. Ideal Management will final notices to these units again and assess a \$50.00 fine to their account for non-compliance.
<b>Window/Door Spreadsheet</b>	Management found unit 8 has non-approved windows, and units 40, 43, and 45 had non-approved entry doors. Management will follow up with these homeowners.
<b>Wrought Iron fence and gate near 2<sup>nd</sup> phase mail boxes</b>	This matter was tabled.
<b>Removal of Dead Trees near the 2<sup>nd</sup> phase mailboxes</b>	The Board approved the proposal to remove these dead trees.
<b>Illegal partition inside the garage</b>	Letter was mailed out to unit 41. They must remove the un-approved partition inside the garage before the Association would approve any transfer of ownership for this unit.
<b>2017 Walkthrough</b>	This matter is tabled until the weather is better.
<b>Adjournment</b>	Without other issues, the Board adjourned into the Executive Session at 8:20 pm.
<b>Next Meeting</b>	The next Association Board Meeting will be held on March 16, 2017 in the conference room of Ideal Management in the City of Alhambra.

Submitted by:



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Winnie Poon, Property Supervisor

Approved by:



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Gus Vindell, President      Date 4/25/17  
**Autumn Pointe Homeowners Association**



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Grace Löwenberg, Secretary      Date 4/25/17  
**Autumn Pointe Homeowners Association**