

**MINUTES OF THE MONTHLY MEETING
OF THE GOVERNING BOARD OF
AUTUMN POINTE HOA**

April 25, 2017

CALL TO ORDER	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, April 25, 2017 at the conference room of Ideal Management in Alhambra, CA. The meeting was called to order at 7:07 PM by President Gus Vindell.										
BOARD MEMBERS PRESENT	Gus Vindell, President; Christopher Chang, Vice President; Grace Löwenberg, Secretary; Ricardo Ortega, Treasurer										
BOARD MEMBERS ABSENT	Rachel Chow, Member at Large										
MANAGEMENT TEAM PRESENT	Winnie Poon and Raymond Wu										
HOMEOWNER'S FORUM	<p>A homeowner who had recently closed escrow on one of the units met with the board and had the following concerns:</p> <ol style="list-style-type: none">1. The homeowner's car is too wide for the garage and needs to be parked outside. The Board advised the homeowner that they may purchase a parking permit each year. The homeowner provided management with their car information and purchased a parking permit. General rules regarding parking were also given to the homeowner.2. The homeowner inquired about installing a satellite dish at her unit. The Board advised them that this was an ongoing issue that has yet to be solved. The association just completed its painting project and is trying to get Spectrum to re-do all of the wires that are hanging or weren't installed correctly.3. The pool rules were also quickly explained to the homeowner including when it would open and close.										
APPROVAL OF MINUTES FOR March 28, 2017	Ms. Löwenberg motioned to accept the minutes of March 28, 2017, seconded by Mr. Chang. Minutes were approved unanimously by the Board of Directors.										
TREASURER'S REPORT	<p>Current Financial Status as of March, 2017 was as follows:</p> <table><tr><td>Total Income</td><td>\$49,213.50</td></tr><tr><td>Total Expenses</td><td>\$33,793.91</td></tr><tr><td>Balance in the Operating Acct.</td><td>\$20,646.38</td></tr><tr><td>Balance in Reserve Account</td><td>\$488,375.55</td></tr><tr><td>Total Cash Assets</td><td>\$509,021.93</td></tr></table> <p>For the month of April, there was a net income of \$15,419.59. Ideal Management is proposing to move money from the reserve account into the</p>	Total Income	\$49,213.50	Total Expenses	\$33,793.91	Balance in the Operating Acct.	\$20,646.38	Balance in Reserve Account	\$488,375.55	Total Cash Assets	\$509,021.93
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	operating account to cover expenses. Ideal will secure the total amount and present it to the Board.
BOARD ASSIGNMENTS	N/A
2016-2017 Goals	N/A
PAINTING PROJECT STATUS	The painting project is completed and the contractor has been paid.
TIME WARNER (Spectrum)	This is still pending. Mr. Ortega has not had time to follow up with the Spectrum but will do so soon. Spectrum has been avoiding us and continues to transfer the Board to different departments and personnel.
TENANCY CAPPING	Letters will be sent out next month.
SENATE BILL 918 / OCCUPANT REGISTRATION FORM	Ms. Poon from Ideal Management explained to the Board, the requirements of SB918 that is sent out yearly with the year-end disclosure for all homeowners. Mr. Ortega will make adjustments to the form to fit the Board's needs.
WROUGHT IRON FENCE AND GATES NEAR 2ND PHASE MAILBOXES	Contractor Paul Choi is aware and took the measurements needed. The project has already been approved.
WROUGHT IRON FENCE AND GATES NEAR PLAYGROUND	N/A
NEWSLETTER	The newsletter has been completed.
2017 WALKTHROUGH	Violation letters for the 2017 walkthrough have been mailed out.
UNIT #45 & UNIT #43 WRONG ENTRY DOOR	There are no updates on this matter.
UNIT #8 WRONG WINDOWS	The homeowner paid for the original installer to return and fix the windows to conform to the regulations and stated that the installer guaranteed the windows

**UNIT #41 REMOVAL
OF PARTITION
WALLS IN GARAGE**

would conform to the HOA guidelines. However, the installer did not correct the vinyl type window. The homeowner is upset in having to fix the window(s) again to conform to the regulations. The Board has advised management to inform the homeowner to raise her concern with the Board at the upcoming May's Board meeting.

POOL OPENING DAY

Letter has been sent to the homeowner. The letter informed the new homeowner that the previous owner and their listing agent had already been advised of their violation.

**SCHEDULE PAVING
AND SEALING**

The pool is tentatively scheduled to open on May 20th and only on the weekends. The newsletter will contain the final and exact dates. Mr. Vindell and Mr. Chang will provide Ms. Poon with a list of items needed in preparation for the summer.

**APPROVED FRONT
DOORS**

Ideal Management is waiting on a proposal. The Board would like to explore the option of removing the bumps at the front of the entrance gate. Now that there is a sliding gate, the HOA feels it is unnecessary to have speeding bumps.

**COLOR CODES FOR
COMPLEX**

Examples of approved front doors were presented. Homeowners replacing their front doors in the future will need to follow the designs by Autumn Pointe. Doors with windows cannot be colored nor tinted.

**STATUS OF LIGHT
FIXTURES**

President Vindell would like an Excel spreadsheet that lists the color codes for the HOA in detail. This includes the color codes for the walls, doors, etc. Ms. Poon will compile it and email it to the Board.

NEXT MEETING

The Board is awaiting for the new shipment of light fixtures to arrivein.

The next meeting shall be held on May 16, 2017 at 7:00 PM in the conference room of Ideal Management.

**MEETING
ADJOURNMENT**

The meeting was adjourned at 8:56 p.m.

Submitted By:



Winnie Poon, Property Supervisor Date
Ideal Management

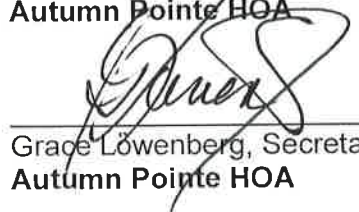
Approved by:



Gus Vindell, President
Autumn Pointe HOA

5/16/17

Date



Grace Löwenberg, Secretary
Autumn Pointe HOA

5/16/17

Date