

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

May 16, 2017

CALL TO ORDER	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, May 16, 2017 at the conference room of Ideal Management in Alhambra, CA. The meeting was called to order at 7:12 PM by President Gus Vindell.										
BOARD MEMBERS PRESENT	Gus Vindell, President; Christopher Chang, Vice President; Grace Löwenberg, Secretary; Ricardo Ortega, Treasurer; Rachel Chow, Member at Large										
BOARD MEMBERS ABSENT											
MANAGEMENT TEAM PRESENT	Winnie Poon and Raymond Wu										
HOMEOWNER'S FORUM	No homeowners attended the meeting.										
APPROVAL OF MINUTES FOR March 28, 2017	Ms. Löwenberg motioned to accept the minutes of April 2017, seconded by Mr. Ortega. Minutes were approved unanimously by the Board of Directors.										
TREASURER'S REPORT	<p>Current Financial Status as of April, 2017 was as follows:</p> <table><tr><td>Total Income</td><td>\$40,883.57</td></tr><tr><td>Total Expenses</td><td>\$71,494.84</td></tr><tr><td>Balance in the Operating Acct.</td><td>\$15,431.04</td></tr><tr><td>Balance in Reserve Account</td><td>\$477,374.42</td></tr><tr><td>Total Cash Assets</td><td>\$487,704.33</td></tr></table> <p>For this month, there was a loss of \$30,611.27. The reason for this is because the final payments for the painting project and roofing project were paid.</p>	Total Income	\$40,883.57	Total Expenses	\$71,494.84	Balance in the Operating Acct.	\$15,431.04	Balance in Reserve Account	\$477,374.42	Total Cash Assets	\$487,704.33
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Balance in Reserve Account	\$477,374.42										
Total Cash Assets	\$487,704.33										
UNFINISHED BUSINESS											
BOARD ASSIGNMENTS	N/A										
2016-2017 GOALS	N/A										
WROUGHT IRON FENCE AND GATES	Tabled										

NEAR PLAYGROUND

**PAINTING PROJECT
STATUS** Finished

TIME WARNER Mr. Vindell spoke with a representative from Spectrum and stated they would get back to him. Mr. Ortega suggested that a main conduit be installed so that future technicians can run their lines through the same conduit.

TENANCY CAPPING Ms. Poon stated that disclosures have been sent out and we will await for responses. Once a figure is established, the Board may consult an attorney regarding this situation.

**SENATE BILL
918/OCCUPANT
REGISTRATION FORM** Finished.

NEW BUSINESS

2017 WALKTHROUGH One homeowner that was cited stated that the bench below the stairs of her unit has been there, for as long as, she can remember. Ms. Poon also provided a list of all units cited so that the board may check to see who has or has not fixed any violations.

**UNIT #45 & UNIT #43
WRONG ENTRY
DOOR** Letters were sent out.

**UNITS #25 & #82,
WRONG
INSTALLATION OF
WINDOWS** Letters were sent out.

**UNIT #8 WRONG
WINDOWS** Letter was sent out to the homeowner inviting them to attend a board meeting to discuss the issue further. The homeowner paid for the original installer to return and fix the window and claims that the installer guaranteed the window would conform to the HOA guidelines. However, they did not change it to the correct vinyl type window. Now the homeowner is angry and doesn't believe they should redo the window.

**POOL UMBRELLAS,
PAINTING OF RED** Umbrellas have been purchased and Management will talk to the vendor to paint the red section of the pool.

**SECTION OF THE
POOL**

**PLAYGROUND
EQUIPMENT AND BBQ
TABLES PAINT**

Marco will get back to the Board regarding playground equipment. The tables will be painted as well.

**POOL MONITOR
APPLICATIONS TO
CHRIS**

One application has been finished and sent. Waiting on the second one.

**SCHEDULE PAVING
AND SEALING**

Management is waiting on two quotes. Mr. Vindell will provide the contact information for a third vendor.

**APPROVED FRONT
DOORS**

Presented to the Board in the meeting package by Ideal.

**PROVIDE COLOR
CODE FOR UNIT #59
TO PAINT GARAGE
DOOR**

The color code was provided by management. A date will be given to the homeowner regarding when they need to paint their garage door.

**STATUS OF LIGHT
FIXTURES**

The vendor will send the correct one back to the management office.

**WROUGHT IRON
FENCE AND GATES
NEAR 2nd PHASE MAIL
BOXES**

The fence will go up and a sign will be posted stating where to secure keys to access the gate.

**BROKEN CONCRETE
WALKWAYS REPAIRS**

Some of the previous walkway repairs have started rising up again on the concrete. Ms. Poon will do a walkthrough and submit her findings to the contractor, Paul Choi, who did the original work.

**UNIT THAT HAS MOLD
INSIDE CLOSET**

Management will find the exact unit and ask the contractor to waterproof the planter by adding concrete and pebbles.

NEXT MEETING

The next meeting shall be held on June 20, 2017 at 7:00 PM in the conference

room of Ideal Management.

**MEETING
ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

Submitted By:




Winnie Poon, Property Supervisor Date
Ideal Management

Approved by:

 6/20/17

Gus Vindell, President Date
Autumn Pointe HOA

 6/20/17

Grace Lowenberg, Secretary Date
Autumn Pointe HOA