

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

Wednesday, August 29, 2017

CALL TO ORDER

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 29, 2017 in the Golden Eagle Ball Room Number 3. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:10 pm.

QUORUM

The management reported that there are 49 homeowners present and 50 proxies, totaling 99 units that are present at this meeting. The quorum requirement of 89 units was exceeded.

INTRODUCTION OF CURRENT BOARD MEMBERS PRESENT

Gus Vindell, President; Ricardo Ortega, Vice President; Rachel Chow, Treasurer; Grace Löwenberg, Secretary; and Christopher Chang, Member at Large.

Ideal Management staff Present: Samuel Wu, President; Winnie Poon, Property Supervisor; Sean Cho & Ron Fan.

Mr. Vindell introduced the Election Inspectors, Ms. Enoch Martinez of #115 & Mr. Luis Salgado of #68.

The Management Company handed the ballots to the election inspectors.

Ms. Grace Löwenberg read the 2015 Annual Meeting minutes.

It was moved, second and carried by Ms. Chow and Mr. Robles to approve 2016 Annual Meeting Minutes.

TREASURER'S REPORT

Mr. Wu from Ideal Property reported the total income of \$560,436.00 from January 1, 2016 through December 31, 2016. He stated that the operating expenses, i.e. repairs,

maintenance and all other expenses totaling for the year was approximately \$700,034.02. This include the exterior painting project of \$228,500.00. We have contributed \$100,428.00 to the Association Reserve Account.

He stated the Association Reserve Account as of December 31, 2016, the Association had \$469,701.00.

PRESIDENT'S REPORT

President Vindell first thanked all of the homeowners who took time to join us at this Annual Meeting. He stated that the Board members are all volunteers, and on the average, they've spend 3 to 4 days each month working with the management company to deal with various Association issues. Mr. Vindell asked the homeowners to always give solutions, and not just complain about the problems.

Many of the problems inside our complex are caused by the tenants. For all of the investors that are renting their units, please make sure all of your tenants have read and understand our Rules and Regulations. If they fail to follow them, the Association can only fine the homeowner, not their tenants.

Please also make sure that all of the trash is placed inside the trash bins. All bulky items must be broken down to fit inside, and not just left on the outside. No personal items shall be left in the common areas, such as clothes, mops, bicycle, or even food.

Garages are not to be used as storage or living spaces. It is designed for you to park your car. No car repairs are allowed inside our complex. Furthermore, no cars should be parking on the red zones, at any time.

The following accomplishments for the past year (2016):

1. Replaced 8 landing decks for \$5,400.00
2. Repaired Fire Hydrant leak by the pool area for \$12,200.00
3. Completed the exterior painting project (\$228,500.00)
4. Repaired and re-slope the concrete slabs for the complex (\$7,100.00)
5. Cleaned all rain gutters and down spouts (\$4,000.00)
6. Installed pedestrian gates at Lillyvale Ave. (\$2,118.00)

7. Installed new fencing at phase 5 (Lillyvale Ave by the mailboxes) for \$3,367.00
8. Install additional security cameras (\$1,770.00)
9. Spend \$13,300 for roof repairs.
10. Paid \$3,255.00 for bulky item removal by the trash area.

HOMEOWNERS FORUM

Unit 45 complained that her car was towed away in 45 minutes (2 years ago) but she had seen other cars that parked on the red zone for more than one hour but they were not towed.

Unit 174 said she never had a common area key and she never had to use one until now. She disagree with paying \$25 for a new common area key.

Unit 106 wanted to know why the Association installed fencing all around the complex. (For security and parking control)

Unit 115 is concerned that if there is an emergency, how can we exit the complex when all of the gates are closed?

Unit 25 wanted to know about the parking permit. Why are we using restricted parking?

Unit 118 said the Association should offer some open parking spaces for guests and vendors.

Unit 144 does not agree with installing the pedestrian gates. It make noises when it closes which is a nuisance.

Unit 107 inform everyone that they can call the trash company directly to arrange for bulky item pick up. She is also concerned about some broken rain gutters that need to be repaired.

Unit 20 is concerned about 9 students living inside one of the rental units.

Unit 173 wanted the Board to install speed limit signs.

Unit 169 said on the west side of Lillyvale Ave., they do not have any gates. The Association should also install gates for these units.

Unit 91 provided information on the soccer field on the north side of Valley Blvd.

Unit 90 is a new homeowner. However, they saw people vomiting in the common areas and pet wastes are not being picked up.

Unit 44 stated Phase 1 mailboxes are broken, need to be repaired or replaced.

Unit 68 wanted to know what is going to happen with the gate at Lillyvale Ave.

Unit 55 Thanked the Board for their hard work. He is also concerned about people using codes to get inside our complex.

ELECTION RESULTS

The upcoming Board of Directors for Year 2017-18 is as follows: Rachel Chow, Christopher Chang, Grace Löwenberg, Carlos Robles, and Gustavo Vindell.

It was moved, second and carried by Mr. Vindell and Ms. Löwenberg to adjourn the meeting at 9:15 pm.