

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

Tuesday, October 17, 2017

- CALL TO ORDER** The monthly executive meeting of the **Autumn Pointe Homeowners Association Governing Board** was held on Tuesday, October 17, 2017 at the conference room of Ideal Management in Alhambra, CA. The executive session was called to order at 7:05 PM by President Gus Vindell.
- BOARD MEMBERS PRESENT** Gus Vindell, President; Grace Löwenberg, Secretary; Ricardo Ortega, Treasurer; Christopher Chang, Vice President; Rachel Chow, Member at Large
- MANAGEMENT TEAM PRESENT** Winnie Poon and Ron Fan
- HOMEOWNERS #105 HEARING** Mrs. Sierra Pon and her husband, Mr. Lin, attended the requested hearing regarding their unit #105's open garage door violation. Both Mrs. Pon and Mr. Lin noted to the Board Members of Autumn Pointe that the last time they have received a violation regarding open garage was well over a year ago and it was a different tenant. Ideal Management and Autumn Pointe Board Members provided photos taken and event timeline from 9/5, 9/8, 10/2, 10/3, and 10/6 and noted to the homeowners that CC&R must be obey at all times, regardless if it is different tenants, and it has been a continuous problem. Homeowners suggested to the Board Members that there should be a grace period / reset period for violations so current tenant does not suffer from previous violations made by previous tenants. The Board's decision was to uphold the violation fee on Unit 105.
- APPROVAL OF MINUTES FOR SEPT 2017** Secretary Ms. Grace Löwenberg motioned to accept the executive minutes of September, 2017, seconded by Vice President Mr. Christopher Chang. Minutes were approved unanimously by the Board of Directors at 7:45PM

FINANCIAL STATUS

It is noted that there is no contribution to the reserve account due to the lack of funds. The 6% increase in the Association's water bill and the new recycling program implemented by the City of Los Angeles also added additional fees. In order for the Association to pay these additional increased fees, contributions were held up.

It was noted that the last time Autumn Pointe Homeowners Association fees were increased was dated back to 2015. Vice President Christopher Chang motioned the increase for the HOA dues, second by Member at Large Rachel Chow. Board Members then unanimously approved the 10% increase (\$25) for the HOA dues. In the next meeting, we will be addressing homeowners the reasons for this increase in dues.

UNFINISHED BUSINESSES

It was reported to Ideal Management that Unit #149 is experiencing consistent loud noise problems, especially in the middle of the night, with neighbor from Unit #150. Ideal Management reported a violation letter has been sent out to Unit #150 requesting this action be ceased immediately or fees will be imposed..

Unit #127 Homeowner was seen on cameras tossing out 4 mattresses. Violation letter will be drafted and sent to the homeowner.

Tenancy Capping – Letters with fines to be sent out (Winnie to provide status)

Time Warner / Charter Spectrum – President Gus Vindell will update as the situation develops.

NEW BUSINESS

Scheduled paving and sealing of the concrete – The project is split into a 2-day project. First part, day one of the project will be set on Wednesday, November 29 and the second part, day two of the project will be set on Thursday, November 30. Start time is 7:00AM and ends at 5:00PM for both days. Notices will be sent out to homeowners so they will be aware of the progress of the project throughout these two days.

Due to the new recycling program (RecycLA), the Association will create another enclosure between trash can #6 and #7 for the recycling bins. It was discussed that the recycling program and the

NEW BUSINESS

bins can attract unwanted individuals, both from inside and outside of the Association. It is also noted that the recycling bins can bring other problems, such as trash dumping, as there are recycling bins being filled with trash. The cost of creating the enclosure is set to be \$8,900.00. Confirmation of the cost is needed from the Board. It was approved under the condition that it fits all 9 containers by Treasurer Ricardo Ortega and seconded by Vice President Christopher Chang.

The Board Members unanimously agreed to continue working with Michael E. Klein for the Autumn Pointe Association's tax return and financial report


Regular Section conclude at 8:45PM.

Submitted By:


Approved by:



Winnie Poon, Property Supervisor Date
Ideal Management



Gus Vindell, President Date
Autumn Pointe HOA



Grace Löwenberg, Secretary Date
Autumn Pointe HOA