

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

February 27, 2018

CALL TO ORDER	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, February 27, 2018 at the conference room of Ideal Management in the City of Alhambra, CA. President, Gus Vindell, called the meeting to order at 7:26 PM.	
BOARD MEMBERS PRESENT	Gus Vindell, President; Christopher Chang, Vice President; Ricardo Ortega, Treasurer	
BOARD MEMBERS ABSENT	Grace Löwenberg, Secretary; Rachel Chow, Member at Large.	
MANAGEMENT TEAM PRESENT	Winnie Poon, Property Supervisor and Esther Cordero	
HOMEOWNER'S FORUM	No homeowners were present.	
APPROVAL OF MINUTES FOR JANUARY 16, 2018	Minutes will be reviewed by the Board of Directors during next meeting when Secretary Grace Löwenberg is present.	
TREASURER'S REPORT JANUARY	Current Financial Status as of January, 2018 was as follows:	
	Total Income	\$59,132.19
	Total Expenses	\$55,673.42
	Balance in the Operating Acct.	\$4,138.25
	Balance in Reserve Account	\$312,832.11
	Total Cash Assets	\$452,421.65
UNFINISHED BUSINESS		
BOARD ASSIGNMENTS	None.	
2017-2018 GOALS	None.	

**WROUGHT IRON
FENCE & GATE BY
PLAYGROUNG**

On hold.

SPECTRUM

Received a Nonexclusive Installation and Service Agreement from Spectrum. Need to review Rules and Regulations and check with HOA attorney to have review contact and get clarification.

TENANCY CAPPING

Mr. Sam Wu provided The Board with options for tenancy capping. The Board is requesting the Attorney's advice on this decision to mandate an occupancy capping.

**ASPHALT SEALER &
STRIPPING TO BE
SCHEDULED**

Waiting on warmer weather.

NEW BUSINESS

**UNIT #45 & UNIT #43
WRONG ENTRY
DOOR**

Unit #43 said he would change his door end of 2017. Still has not happened. Will follow up with unit #43.

Unit #45 has not changed door due to recent understandable medical issues, Will follow up with unit #45

**UNIT #9 ENTRY
DOOR NEEDS TO ME
PAINTED**

Letter was sent to unit #9 regarding violation on November 6, 2017. Still waiting on update. Another fine will go out to unit #9 for failure to paint door.

**UNIT #40 DAMAGED
DOOR**

Letter was sent to unit # 40 regarding violation on November 6, 2017. Still waiting on update. Almost a year of failure to correct violation. Another fine will go out to unit #40 for failure to repair their door.

**UNIT #62 ONLY
PAINT IS NEEDED**

New windows were installed. Color needs to be corrected. Waiting on update.

**BROKEN CONCRETE
WALKWAYS
REPAIRS**

Ninety percent (90 %) completed. Winnie will update.

**UNIT THAT HAS
MOLD INSIDE
CLOSET**

Will ask Paul to start on working on this Unit 154, together with the two water damaged Units 162 and 163.

RECYCLING BINS

Misuse of recycling bins is causing overflow in regular bins defending the purpose of having a recycling bin. Will look into signs that inform residents on the proper use of the recycling bins. Will also be reminded in newsletter.

**SCHEDULE
WALKTHROUGH**

Walkthrough scheduled for 02/03/2018 at 10:00AM.

**STATUS OF TWO
UNITS WITH WATER
DAMAGE / CO TO
REMOVE DEBRIS
FROM COMMON
AREA**

Water damage is payable through insurance although the pipe is not. Paul will be contacted for repairs. If Paul is unable to do the work, insurance company will need to provide a contractor to handle the job. Unit 162 & 163 requested hotel accommodations due to the water damages. The Board will discuss if it is within the HOA reasonability.

NEXT MEETING

The next meeting shall be held on March 20, 2018 at 7:00 PM in the conference room of Ideal Management.

**MEETING
ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.

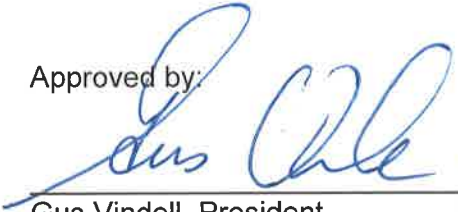
Submitted By:

Approved by:



Winnie Poon, Property Supervisor Date
Ideal Management

3/20/2018



Gus Vindell, President Date
Autumn Pointe HOA

3/20/18



Ricardo Ortega, Treasurer Date
Autumn Pointe HOA

3/20/18