

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

June 26, 2018

<b>CALL TO ORDER</b>	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, June 26, 2018, at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 7:20 p.m.												
<b>BOARD MEMBERS PRESENT</b>	Gus Vindell, President; Grace Löwenberg, Secretary; Ricardo Ortega, Vice President; Christopher Chang, Treasurer, Rachel Chow, Member At Large. (5)												
<b>BOARD MEMBERS ABSENT</b>	None. (0)												
<b>MANAGEMENT TEAM PRESENT</b>	Winnie Poon (Property Supervisor) and Esther Cordero												
<b>APPROVAL OF MINUTES FOR MAY 16, 2018</b>	Ms. Löwenberg motioned to approve the minutes of May 16, 2018 and Mr. Chang seconded the motion. The Meeting minutes for May 16, 2018 were approved unanimously by the Board of Directors.												
<b>TREASURER'S REPORT MAY</b>	<p>Current Financial Status for May, 2018 were as follows:</p> <table border="0" style="margin-left: 40px;"><tr><td>Total Income</td><td style="text-align: right;">\$46,047.19</td></tr><tr><td>Total Expenses</td><td style="text-align: right;">\$57,849.07</td></tr><tr><td>Balance in the Operating Account</td><td style="text-align: right;">\$3,754.79</td></tr><tr><td>Balance in the Reserve Account</td><td style="text-align: right;">\$316,772.14</td></tr><tr><td>State Farm CD</td><td style="text-align: right;">\$47,944.30</td></tr><tr><td>Total Cash Assets</td><td style="text-align: right;">\$455,993.98</td></tr></table> <p>The reserve contribution of \$9,290.00 was made for the month of May 2018.</p> <p>Delinquency Report: There were a total of 6 delinquent letters sent out and 2 are in collection. The total amount owed to Autumn Pointe HOA is \$7,711.25.</p>	Total Income	\$46,047.19	Total Expenses	\$57,849.07	Balance in the Operating Account	\$3,754.79	Balance in the Reserve Account	\$316,772.14	State Farm CD	\$47,944.30	Total Cash Assets	\$455,993.98
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<b>BOARD ASSIGNMENTS</b>	None.												

<b>2017-2018 GOALS</b>	None.
<b>WROUGHT IRON FENCE &amp; GATES NEAR PLAYGROUND</b>	On Hold.
<b>SPECTRUM</b>	Spectrum's updated documents were given to Mr. Vindell for review and signature. Mr. Vindell will review and return to Spectrum.
<b>TENANCY CAPPING</b>	Mr. Ricardo will resubmit the tenancy capping letter to all Board Members and Winnie for possible comments and edits.
<b>UNITS IN VIOLATION UPDATE</b>	<p>Unit #45 Wrong Door Homeowner will be given another month to repair wrong door violation due to homeowner's health condition.</p> <p>Unit #40 Damaged Door Homeowner requested until mid-summer (July or August) to repair damaged door via letter. Homeowner asked to remove fines from violation letters due to family matters. The Board approved homeowner's request.</p>
<b>MARCO TO PROVIDE SMALL MAINTENANCE COST ESTIMATE</b>	Marcos informed that he did most of the work that we approved. 1. Paint all 13 front doors. 2. Check all down spout. 3. Check all air vent's screen. 4. 2 stairway steps for unit 26 and unit 94. Mr. Vindell will contact Marcos to do a walk-through to confirm all repairs has been done as requested.
<b>RECYCLING BINS</b>	On Hold.
<b>LETTER TO ALL TENANTS IN REGARDS TO MARIJUANA SMOKING</b>	Mr. Ricardo sent the letter via email and was approved to be sent out to all homeowners.
<b>WALKTHROUGH LIST</b>	Mr. Vindell will submit the Walk-thru list of Violations to Winnie and Esther.

<b>NEWSLETTER</b>	Winnie will mail out the newsletter that Ms. Grace Löwenberg created after all final edits have been corrected.
<b>NEED ADDITIONAL POOL MONITORS</b>	Vice President Ricardo will attempt to call Cal State University Career Center in posting the Life Guard position at Autumn Pointe for students to view and apply if interested.
<b>UNIT #154 (MOLD &amp; MOISTURE) FLOORING</b>	Titan (mold testing company) report is in and mold test came back positive. Next step is to remove the mold.
<b>ANNUAL MEETING</b>	Ms. Rachel Chow will be unable to attend August 21, 2018 Annual Meeting at Cal State LA. due to work constraints.
<b>ASPHALT SEALING &amp; STRIPPING TO BE SCHEDULED</b>	Currently Active no issues yet.
<b>RESERVE STUDY DRAFT</b>	Approved to become final draft.
<b>SURVEILLANCE CAMERAS</b>	A monitor is failing. Mr. Ortega looked into the problem and suggested getting a desktop as it is the most reasonable option.
<b>GATE LOCKS</b>	Locksmith informed Winnie the work is completed. But according to Mr. Vindell, the security on site is not properly working. Locksmith will return to fix the problem.
<b>ADJOURNMENT</b>	Without other issues, the Board adjourned into the Executive Session at 9:10 pm.
<b>NEXT MEETING</b>	The next Association Meeting will be held on July 17, 2018 at the conference room of Ideal Management.

**POSSIBLE HOA  
INCREASE**

There was a protracted discussion on a possible increase in the HOA dues, according to the Reserve Study recommendation, but there was no decision-making on the increase. It will be brought up at the Annual meeting in August 21, 2018.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor



7/17/18

Gus Vindell, President Date  
**Autumn Pointe Homeowners Association**



7/17/18

Grace Löwenberg, Secretary Date  
**Autumn Pointe Homeowners Association**