

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

Tuesday, August 21, 2018

CALL TO ORDER

The following are the minutes of the Board of Directors of the Autumn Pointe Homeowners Association held August 21, 2018 in the Golden Eagle Ball Room Number 1. President Gus Vindell noted a Quorum was present and called the meeting to order at 7:15 pm.

QUORUM

The management reported that there are 39 homeowners present and 51 proxies, totaling 90 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 & Esther Cordero.

Ms. Grace Löwenberg read the 2017 Annual Meeting minutes. It was moved, second and carried by Mr. Chang and Mr. Robles to approve 2017 Annual Meeting Minutes.

ELECTION INSPECTORS

This year, there were 4 Election Inspectors that were selected. For the Board Election, we have Ms. Joanne Marumoto (Unit 52) and Mr. Brandon Mouts (Unit 109); for the C. C. & R Amendment, we have Mr. Tim Doan (Unit 139) and Ms. Violet Gutierrez (Unit 19) as inspectors.

TREASURER'S REPORT

Mr. Wu from Ideal reported the total income of \$552,400.76 from January 1, 2017 through December 31, 2017. He stated that the operating expenses, i.e. repairs, maintenance and all other expenses totaling for the year was approximately \$593,216.76. We have contributed \$65,030.00 to the Association Reserve Account. In 2017, the water usage was \$35,000 more than the Budget, the bulk trash removal cost the Association \$14,000 more, and the security guard's hours were extended that added an additional \$30,000 in expenses. There was also a painting project (\$25,550), Roof Drain Replacement Project (\$14,500) and additional fencing (\$10,000). Thus, our expenses in 2017 exceeded our revenue by \$150,000.

Mr. Wu stated as of December 31, 2017, the Association Reserve Account still has \$438,989.00.

PRESIDENT'S REPORT

The President first thanked all of the homeowner who took time to join us at this Annual Meeting. The President then thanked the current Board members for their efforts and time in the past year, helping the Association to make several difficult decisions. Lastly, The President thanked Ideal Management for always being there to assist and help the Board and the homeowners.

In 2017, the Association replaced the landings for Units 39, 77, and 79 for the amount of \$2,150.00

The Association also replaced the roof drains for Units 162 & 163 at a cost of \$21,089. The insurance company reimbursed the Association \$13,357.28 for this project.

The Association spent \$25,600 to replace the roof drains in 13 Units.

The Association had repaired the asphalt and seal the entire parking lot for \$60,586.

The Association cleaned all of rain gutter and down spouts before the raining season, this project cost the Association \$3,600.00.

The projects that the next Board will be working on are the tree trimming project, security cameras, and termite fumigation.

There continues to be a lot of issues with the renters in our complex. We have to ensure that the homeowner who is leasing out their unit, gives our Rules and

Regulations to their tenants and have them sign for it. The Association will enforce these rules against both the renter and the homeowner who violates them.

Everyone also must follow the pool rules. We have tried to open the pool earlier this year, but finding the responsible pool monitor has always been a problem. We must ask the homeowners and their tenants to follow the Pool Rules established, so everyone can enjoy this pool.

The President reminded the homeowners that Board members are all volunteers, and if they have ideas or solutions that can improve our complex, the Board would like to hear from you. We also need people to contribute their time in monitoring our complex, serving as backup pool monitors, or report any problems that they see.

HOMEOWNERS FORUM

Unit 30 stated that the trash company offers free pickups for bulky items. The Association should use that to cut down on the cost of throwing these items. She is also concern about sprinklers not working and the trees are dying. Lastly, she claims that her family is being harassed by the pool monitor for having too many people using the pool.

Unit 176 does not like the new trees that are being planted. The new trees should have colors and flowers to make the complex look better.

Unit 125 would like to remove the palm tree in front of his unit.

Unit 20 suggests the Board increase the amount of the fines on the Tenants who violate Association's Rules

Unit 144 said some of the palm trees were not planted there by the Developer, and it should be removed. He also claimed that some tenants are threatening other homeowners.

Unit 139 wants to know if the homeowners can get more than one parking permit, because he has 2 cars that need to park in the parking lot.

Unit 84 said no one should use their front yard to plant vegetables. She also wants to know who is monitoring the security cameras, and why are we using more security guard hours, now that the complex is mostly fenced.

Unit 14 wants to know when will the gate be installed on her side.

ELECTION RESULTS

The upcoming Board of Directors for Year 2018-19 is as follows: Rachel Chow, Christopher Chang, Maria Orozco, Carlos Robles, and Gustavo Vindell.

There was a second ballot to amend the CC&Rs to add new Rental Restrictions. The result of this Secret ballot was passed by the homeowners, 59 in favor to 32 not in favor.

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