

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

October 16, 2018

CALL TO ORDER	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, October 16, 2018, at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 7:26 p.m.												
BOARD MEMBERS PRESENT	Gus Vindell, President; Ricardo Ortega, Vice President; Grace Löwenberg, Treasurer; Maria Orozco, Member At Large. (4)												
BOARD MEMBERS ABSENT	Christopher Chang, Secretary (1)												
MANAGEMENT TEAM PRESENT	Winnie Poon (Property Supervisor) and Esther Cordero												
APPROVAL OF MINUTES FOR SEPTEMBER 2018	Secretary Ms. Grace Löwenberg motioned to approve the minutes of September 18, 2018 and Ricardo Ortega, Vice President seconded the motion. The Meeting minutes for September 18, 2018 were approved unanimously by the Board of Directors.												
TREASURER'S REPORT SEPTEMBER	<p>Current Financial Status for September 2018 were as follows:</p> <table border="0" style="margin-left: 40px;"><tr><td>Total Income</td><td style="text-align: right;">\$48,584.33</td></tr><tr><td>Total Expenses</td><td style="text-align: right;">\$58,389.14</td></tr><tr><td>Balance in the Operating Account</td><td style="text-align: right;">\$5,382.25</td></tr><tr><td>Balance in the Pacific Western Bank</td><td style="text-align: right;">\$87,610.56</td></tr><tr><td>Balance in the Reserve Account</td><td style="text-align: right;">\$324,797.14</td></tr><tr><td>Total Cash Assets</td><td style="text-align: right;">\$465,750.41</td></tr></table> <p>The reserve contribution of \$9,290.00 was made for the month of September 2018.</p> <p>Delinquency Report: The total amount of delinquent units are 6 and \$5,186.25 is the amount is owned to Autumn Pointe HOA.</p>	Total Income	\$48,584.33	Total Expenses	\$58,389.14	Balance in the Operating Account	\$5,382.25	Balance in the Pacific Western Bank	\$87,610.56	Balance in the Reserve Account	\$324,797.14	Total Cash Assets	\$465,750.41
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UNFINISHED BUSINESS													
BOARD ASSIGNMENTS	Ms. Löwenberg brought up the continuous issue with abandoned bulky items costing the HOA a huge expense on the budget to dump these items. She mentioned that a gate needs to be installed with cameras so outsiders won't be dumping their furniture or bulky items in our trash bins. President Vindell stated they're working on the gate in that section.												

2017-2018 GOALS	None
NEWSLETTER WROUGHT IRON FENCE & GATE BY PLAYGROUND	On Hold.
SPECTRUM	President Gus Vindell, met with contractors several times, they informed him there was trouble with the work that needed to be done but since the contract has already been signed, Spectrum will try to remedy the problem.
UNITS #45 WRONG ENTRY DOORS	Unit #45 has the Wrong Door. Homeowner will be sent a letter informing her to replace the door with the stipulations that the Association requires for all doors to be uniformed. Fine will continue.
UNIT # 40	Unit #40 Damaged Door. Homeowner updated Winnie that repairs were made. President Gus Vindell, will check the door to ensure it has been repaired correctly.
RECYCLING BINS	On Hold.
NEW BUSINESS	
UNIT # 154 (MOLD & MOISTURE) FLOORING	The Board informed that the homeowner of 154 had been contacted to set an appointment for the mediation and awaiting for her response. After the mediation is completed, a mold testing company will test the air to make sure it is cleared, and a contractor will be sent to secure what repairs follow with a proposal for the Board to review.
WALKTHROUGH 2018 (SCHEDULE)	November 3, 2018 at 10AM should take 2-3 hours.
TERMITE TREATMENT	Two proposals have been given but the third one is pending from Sergio. The Board would like to wait on the third bid.
SCHEDULE TREE TRIMMING COMPANY	Estimate was said to be sent in next week.
UNIT #53 (LAWSUIT)	No lawsuits have been submitted. It is an issue between a homeowner to homeowner as stated in earlier correspondence.

UNIT #18 (LEAKING UNIT)

Letter sent to wrong unit. It is Unit #18 not Unit #8.

UNIT #54 (LAEKING UNIT)

Ms. Löwenberg mentioned that she was concerned about any mold due to the leaking of Unit #54.

DOOR LOCATION THAT NEEDS TO BE OPEN FROM INSIDE W/O KEY

Pedestrian gate handle needs to be able to open with no key and blocked with a cover from the outside so no one can open it from the outside. This process is needed due a fire hazard.

WROUGHT IRON GATE AT 2331 & 2339 LILYVALLE AVE.

Secure Estimates.

LETTER TO CHRIS CHANG UNIT #17 ABOUT GROWING PLANTS IN GARAGE

Official letter will be sent to #17 to have an official letter sent out.

ADJOURNMENT

Without other issues, the Board adjourned into the Executive Session at 9:30 pm.

NEXT MEETING


The next Association Meeting will be held on November 20 at Marie Callender's in Monterey Park, Ca.

Submitted by:

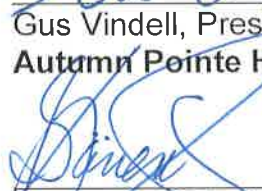
Approved by:



Winnie Poon, Property Supervisor



Gus Vindell, President
Autumn Pointe Homeowners Association



Grace Lowenberg, Secretary
Autumn Pointe Homeowners Association

11/20/18

Date

11/20/18

Date