

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

March 19, 2019

CALL TO ORDER The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, March 19, 2019 at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 7:14 p.m.

BOARD MEMBERS PRESENT Gus Vindell, President; Ricardo Ortega, Vice President; Grace Löwenberg, Secretary; Christopher, Treasurer.(4)

BOARD MEMBERS ABSENT Maria Orozco, Member At Large. (1)

MANAGEMENT TEAM PRESENT Winnie Poon (Property Supervisor) and Esther Cordero

SPECTRUM SUBCONTRACTOR Dante Regla a subcontractor of Spectrum explained in detail the process in rewiring the complex. Mr. Ragla does not know how long the process will take until his team starts on one building. He mentioned that access to every unit is needed in order to do the wiring inside opposed to exterior wiring. President, Mr. Gus Vindell scheduled with Dante to meet again to provide access to his unit to give Dante an idea of the wiring timing and location. After they meet, President Vindell will provide Management all the details so Ideal can send a letter to All Residents on Spectrum's Work Schedule in Wiring the Complex.

APPROVAL OF MINUTES FOR FEBRUARY 2019 Treasurer, Mr. Christopher Chang motioned to approve the minutes of February 19 2019 and Secretary Ms. Grace Löwenberg seconded the motion. The Meeting minutes for February 19, 2019 were approved unanimously by the Board of Directors.

TREASURER'S REPORT APRIL Current Financial Status for February 2019 were as follows:

Total Income	\$49,952.00
Total Expenses	\$52,914.90
Balance in the Operating Account	\$45,566.76
Balance in the Pacific Western Bank	\$87,654.49
Balance in the Comerica Account	\$294,967.14
Balance in the CD Account	\$47,980.56
Total Cash Assets	\$476,168.95

The reserve contribution of \$9,290.00 was made for the month of February 2018.

The total amount of delinquent units are 10 and \$9,057.80 is the amount is owed to Autumn Pointe HOA.

The Board approve to open a new account with Prefer Bank and deposit \$100,000. President Gus Vindell and Secretary Grace Löwenberg will be signers.

UNFINISHED BUSINESS

BOARD ASSIGNMENTS

Maria Orozco, Member At Large will create the Newsletter and Vice President Ricardo Ortega, will check failing cameras.

2018-2019 GOALS

Goals for 2018-2019 are as follows: Walk thru the complex, evaluate HOA vendors, tree trimming, installation of pedestrian gates near the playground, installation of vehicular gate and pedestrian gates on Lillyvale, termite treatment, Spectrum, and Mail Boxes.

WROUGHT IRON FENCE & GATE BY PLAYGROUND

On Hold.

RECYCLING BINS "ENCLOSURE"

On Hold.

SPECTRUM

Spectrum subcontractor Donte Regla attended the meeting to discuss the wiring process in the Complex.

UNITS #45 WRONG ENTRY DOORS

Homeowner Unit #45 has refused to repair her door (and meet HOA Codes for uniformity). Letters will continue to be sent along with fines.

UNIT # 40 DAMAGED DOOR

Homeowner of Unit #40 replaced their incorrect exterior door but needs to correct the paint needed on the door. Homeowner has been given the color code.

NEW BUSINESS

UNIT #116 DAMAGE DUE TO SPRINKLER

President Vindell visited Unit #116 and everything seems to be fine. However, management was asked to have a professional, inspect the unit to ensure everything is in order. Vendor assigned by Ideal to inspect the unit was not able to get access it for inspection. Ms. Winnie will follow up.

**WALKTHROUGH
2019 SCHEDULED
03/23/19 @ 10**

**TERMITE
TREATMENT**

The walk thru the complex is scheduled for March 23, 2019 where all Board members and Ms. Winnie Pon will meet to inspect the complex.

**WROUGHT IRON
GATE AT 2331 &
2339 LILLYVALE
AVE.**

Ballots have been sent out and some have been received but not enough to meet quorum. Ms. Esther Cordero will draft a letter to send out to homeowners who have not yet sent back their ballot.

**EXSITING CAMERAS
NEED UPGRADE**

Paul's estimate is still pending on the wrought iron doors on 2331 and 2339 Lillyvale Avenue.

**RENTAL CAP OUT
DOC NEEDS TO BE
REVISED**

The proposal received from AEM quoted the camera repairs at \$10,000. Vice President Ortega inspected the cameras and the work needed for cameras to operate is approximately \$2,000. Mr. Ortega will be reimbursed if the cameras need to be purchased.

NEWS LETTER

Gus Vindell, President and Grace Löwenberg, Secretary read the Rental Cap document and found a section that needs to be revised. Ms. Winnie informed them to email her the section in question and will share it with the Attorney for clarity.

**PICNIC TABLES &
PLAY EQUIPMENT
NEEDS PAINT**

Ms.Maria Orozco, Member At Large will create a newsletter.

AIRBNB LETTER

Swings will be checked during walkthrough.

**UNIT #39 TO
REPLACE OR PAY
FOR THE DAMAGED
TREE**

Esther Cordero will draft an informative letter to homeowners about violations regarding Airbnb and subleasing.

**UNIT #66 ILLEGAL
BEDROOM IN LIVING
ROOM**

Ms. Cordero will check if the letter was sent to Unit #66 on the illegal bedroom and living room and if the payment was received.

**RAIN GUTTER LEAF
PROTECTOR (COST
PROVIDED BY A&J
ROOFING)**

Ms. Cordero will send out a letter.

**OTHER ITEMS
DISCUSSED**

Treasurer, Mr. Christopher Chang motioned to approve the work and Vice President, Ricardo Ortega seconded the motion. The work was approved.

Repairs to Unit 99, Unit 100 decks have not been completed by Marco. Work was delayed due to rain. Work will be completed soon.

Possible increase of HOA dues will be discussed at the next meeting.

ADJOURNMENT

Without other issues, the Board adjourned into the Executive Session at 9:50 pm.

NEXT MEETING

The next Association Meeting will be held on April 17th 2019 at the conference room of Ideal Management in the City of Alhambra, CA.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



Gus Vindell, President
Autumn Pointe Homeowners Association



Grace Löwenberg, Secretary
Autumn Pointe Homeowners Association

4/16/19

Date

4/16/19

Date