

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

April 16, 2019

**CALL TO ORDER** The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, April 16, 2019 at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 7:30 p.m.

**BOARD MEMBERS PRESENT** Gus Vindell, President; Ricardo Ortega, Vice President; Grace Löwenberg, Secretary; Christopher Chang, Treasurer; Maria Orozco, Member At Large.(5)

**BOARD MEMBERS ABSENT** None. (0)

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

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

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

Total Income	\$52,961.17
Total Expenses	\$48,429.26
Balance in the Operating Account	\$50,094.99
Balance in the Pacific Western Bank	\$87,654.49
Balance in the Comerica Account	\$313,547.14
Balance in the CD Account	\$47,984.24
Total Cash Assets	\$499,280.86

No reserve contribution was made for the month of March 2019.

The total amount of delinquent units are 11 and \$6,846.50 is the amount is owned to Autumn Pointe HOA. One unit will be sent to collection.

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

**UNFINISHED BUSINESS**

**BOARD  
ASSIGNMENTS**

None.

**2018-2019 GOALS**

Complete the walk thru violation letters, 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**

President Vindell drafted a letter, edits will be made, and sent to all Board members for final review.

**UNITS #45 WRONG  
ENTRY DOORS**

Homeowner of Unit #45 called and visited our offices to speak with Ms. Winnie Poon but Ms. Poon was unavailable. Ms. Poon will follow up with Unit #45.

**UNIT # 40 DAMAGED  
DOOR**

Homeowner of Unit #40 replaced their incorrect exterior door but correct paint is needed on the door. Homeowner has been given the color code. President, Gus Vindell will update on the status of the pending paint job.

**NEW BUSINESS**

**UNIT #116 DAMAGE  
DUE TO SPRINKLER**

President, Gus Vindell went into the Unit and everything seemed fine but management was asked to have a professional inspect the unit. Vendor was unable to gain access. Management has emailed the homeowner for access and received no reply. Item will be moved to unfinished business.

**WALKTHROUGH  
2019**

Letters are pending due to unclear description and/or no pictures. Move to unfinished business. President, Gus Vindell will take pictures that are needed and send them to Ms. Esther Cordero for her to attach to violation letters.

<b>TERMITE TREATMENT</b>	Ms. Esther Cordero drafted a letter to send out to homeowners who have not yet sent back their ballots. With approval of the Board the letter will be sent to all homeowners that have not sent in their votes.
<b>EXSITING CAMERAS NEED UPGRADE</b>	On hold. Vice President, Ricardo Ortega reported that 3 DVRS have been replaced but some camera that out of reach have not been replaced ladder is needed.
<b>PICNIC TABLES &amp; PLAY EQUIPMENT NEEDS PAINT</b>	Proposal received by IPM did not provide the areas needing work. Ms. Winnie will ask for a corrected proposal and ask for them to include the price for UV paint.
<b>UNIT #66 ILLEGAL BEDROOM IN LIVING ROOM</b>	Unit #66 emailed Ms. Winnie Poon to schedule an appointment to verify they do not have an illegal bedroom in the living room.
<b>WROUGHT IRON GATE AT 2331 &amp; 2339 LILLYVALE AVE.</b>	President, Gus Vindell was given a verbal proposal by Raul but he requested a written proposal as clarification is needed. Second proposal received by Paul Chung was not approved as the Board would like to wait for Raul to submit his quote for comparison.
<b>WROUGHT IRON ELECTRICAL CLOSETS/ ENCLOSURE UPGRADE</b>	On hold, will be discussed during next meeting.
<b>POOL MATTERS</b>	Pool Monitors will be contacted by President, Gus Vindell and Member At Large, Maria Orozco will contact new referral. Ms. Orozco mentions she is CPR certified and is willing to volunteer to monitor the pool area on Sundays.
<b>#154 REMOVAL OF SECTION OF EXISTING PLANTER "EXTERIOR NOTH WALL"</b>	Section has reportedly not been moved schedule is to be announced.
<b>OTHER ITEMS DISCUSSED</b>	Possible increase of HOA dues will be discussed at the next meeting was not added to the April agenda.

**ADJOURNMENT**

Without other issues, the Board adjourned into the Executive Session at 9:15 pm.

**NEXT MEETING**

The next Association Meeting will be held on May 21<sup>th</sup> 2019 at the conference room of Ideal Management in the City of Alhambra, CA.

Submitted by:



Winnie Poon, Property Supervisor

Approved by:



5/21/19

Gus Vindell, President

Date

**Autumn Pointe Homeowners Association**



5/21/19

Grace Löwenberg, Secretary

Date

**Autumn Pointe Homeowners Association**