

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

May 21, 2019

**CALL TO ORDER** The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, May 21, 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.(4)

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

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

**APPROVAL OF MINUTES FOR APRIL 2019** Secretary, Ms. Grace Löwenberg motioned to approve the minutes of April 16, 2019 and Treasurer, Mr. Christopher Chang seconded the motion. The Meeting minutes for April 16, 2019 were approved unanimously by the Board of Directors.

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

Total Income	\$50,886.33
Total Expenses	\$43,286.98
Balance in the Operating Account	\$48,400.26
Balance in the Pacific Western Bank	\$87,654.49
Balance in the Comerica Account	\$313,547.14
Balance in the CD Account	\$47,988.32
Total Cash Assets	\$497,590.21

The reserve contribution of \$9,290.00 was made for the month of April 2019.

The total amount of delinquent units are 9 and \$6,524.05 is the amount owned to Autumn Pointe HOA. One unit will be sent to collection.

The Board approved to open a new account with Prefer Bank and deposit \$100,000. Board Members, Mr. Gus Vindell and Ms. Grace Löwenberg signed documents to transfer monies to Prefer Bank in the amount of \$100,000 to open the new account.

## **UNFINISHED BUSINESS**

### **BOARD ASSIGNMENTS**

President, Mr. Gus Vindell and Mr. Vice President Ricardo Ortega will follow up with the cameras that need to be checked.

President, Mr. Gus Vindell will get in contact with Andrew regarding the pool monitor position.

President, Mr. Gus Vindell and Member at Large, Ms. Maria Orozco will meet up to address needed pool items prior to the pool opening.

### **2018-2019 GOALS**

Follow up with 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 Avenue, inform homeowners of the termite treatment survey results, Spectrum, and Mail Boxes.

### **WROUGHT IRON FENCE & GATE BY PLAYGROUND**

On hold.

### **RECYCLING BINS “ENCLOSURE”**

On hold.

### **SPECTRUM**

Ms. Esther Cordero will send out a letter, drafted by President, Mr. Gus Vindell to buildings 2315 and 2331 regarding the cable installation schedule in these buildings

### **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 visited the management office and spoke to Ms. Winnie Poon in regards to the violation. He mentioned that he had a difficult time finding someone to paint his door as it was too small of a job. He decided to paint the door himself but when he took the color code found on the HOA website to two different Dunn Edwards stores they were not able to sell him the amount he needed. President, Mr. Gus Vindell will visit some stores to help unit #40 find the paint needed.

## **NEW BUSINESS**

### **UNIT #116 DAMAGE DUE TO SPRINKLER**

President, Mr. Gus Vindell went into the unit and everything seemed fine but management requested to have a professional inspector inspect the unit to ensure everything is in compliance. Vendor was unable to gain access. Management emailed the homeowner for access and received no reply. Item will be removed.

### **WALKTHROUGH 2019**

All walkthrough letters have all been sent. Ms. Esther Cordero sent copies of mailed letters to all Board members for their records.

Unit #95 contacted Winnie letting her know the items were removed from common area which she received two violation letters. The Board agreed to remove her \$50.00 fine.

### **TERMITE TREATMENT**

Ms. Esther Cordero will draft a letter to send out to homeowners informing them of the termite survey results which are as followed 41 ballots support Fumigation, 34 ballots support local treatment and 34 ballots did not support this termite project. Autumn Pointe Homeowners Association will not be Fumigating the property and HOA will only offer local treatment on exterior areas if reported.

### **EXSITING CAMERAS NEED UPGRADE**

Pending. President, Mr. Gus Vindell and Vice President, Mr. Ricardo Ortega reported some camera that are out of reach have not been replaced since a ladder is needed.

### **PICNIC TABLES & PLAY EQUIPMENT NEEDS PAINT**

Proposal received by IPM for equipment repairs did not provide detailed information about what is included Winnie will ask for a more detailed proposal.

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

President, Mr. Gus Vindell was given a proposal by Raul but the proposal needs clarification. Second proposal received by Paul Chung was not approved as the Board would like to wait for Raul to submit his quote for comparison.

### **WROUGHT IRON ELECTRICAL CLOSETS/ ENCLOSURES UPGRADE**

Marcos from IPM, has not submitted his proposal. The Board would like a second proposal from either Raul or Paul.

### **POOL MATTERS**

Pool Monitor will be contacted by President, Mr. Gus Vindell and Ms. Winnie Poon. President, Mr. Gus Vindell and Member at Large, Ms. Maria Orozco will meet up to address needed pool items prior to the pool opening.

**#154 REMOVAL OF  
SECTION OF  
EXISTING PLANTER  
“EXTERIOR NOTH  
WALL”**

Planters have not been corrected. In addition removal of the cement/concrete is needed.

**HOA  
DUES/MONTHLY  
ASSESSMENT  
INCREASE OF \$25.00  
(KEEP UP WITH  
COST OF LIVING)**

Vice President, Mr. Ricardo Ortega motioned to approve the \$25.00 increase, Treasurer, Mr. Christopher Chang seconded the motion. Board members present approved the increase of \$25 effective after it is announced at the August 2019 Annual meeting.

**PLAYGROUND AREA  
PAINTNG**

Pending, proposal needs edit.

**UNIT #164,  
LANDSCAPE**

Julio from J&B Landscaping reply is pending. Ms. Winnie Poon will follow up.

**UNIT #90,  
LANDSCAPE**

Unit #90 requested maintenance to the gardening as area appears dead. Ms. Winnie Poon will ask for a proposal from JF Landscape and Gardening Service.

**UNIT #58 & 176  
DRYWALL REPAIR**

On hold because unit #176 pending roof issue.

**UNIT # 176, ROOF  
REPLACEMENT**

Ms. Winnie Poon send an email informing Unit #176 of the roof damages caused by the AC Unit she installed but received no response. Letter will be sent informing Unit #176 if she does not repair the damages, the Association will have the damages repaired and charges will be placed on her account.

**UNIT #15, BROKEN  
MAIN LINE**

Ms. Winnie Poon reported the work to be done.

**BROKEN WATER  
LINE NEAR  
LILLYVALE AVE. &  
COLLEGE SQUARE  
DRIVE**

Ms. Winnie Poon reported the work to be done.

**PLAYGROUND  
DAMAGED BLUE  
PATting**

Mr. Sam Wu will provide Ms. Winnie Poon a company to contact for the work

**OTHER ITEMS  
DISCUSSED**

**ADJOURNMENT**

**NEXT MEETING**

Without other issues, the Board adjourned into the Executive Session at 9:25 pm

The next Association Meeting will be held on June 18<sup>th</sup> 2019 at the conference room of Ideal Management in the City of Alhambra, CA.

Submitted by:

Approved by:



Winnie Poon, Property Supervisor



6/18/19  
Date  
Gus Vindell, President  
Autumn Pointe Homeowners Association



6/18/19  
Date  
Grace Lowenberg, Secretary  
Autumn Pointe Homeowners Association