

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

June 18, 2019

CALL TO ORDER	The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, June 18, 2019 at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 7:09 p.m.
BOARD MEMBERS PRESENT	Gus Vindell, President; Ricardo Ortega, Vice President; Grace Löwenberg, Secretary; Maria Orozco, Member At Large.(4)
BOARD MEMBERS ABSENT	Christopher Chang, Treasurer.(1)
MANAGEMENT TEAM PRESENT	Winnie Poon (Property Supervisor) and Esther Cordero (Assistant)
UNIT #22 HEARING	Homeowner, Diem Ngo, of unit #22 received two dog violation letters one with a \$75.00 fine. Her reason for attendance was to inform the Board that she was taking the proper step to help resolve the issue. She also requested information on installing new windows as she believes that can help block the sound. A request to remove the \$75.00 was made, the Board will discuss the request during the executive meeting and email unit #22 the conclusion.
SPECTRUM SUBCONTRACTOR	Spectrum's subcontractor Dante Regla is supervising the rewiring at Autumn Pointe HOA. He explained the complications he was meet with while on site trying to start the rewiring project. Rewiring on the interior of the buildings was the option agreed during the March meeting as it was the most aesthetically pleasing. Mr. Dante Regla suggested to do the rewiring on the exterior of the building as there is a timeframe to be meet and units did not cooperate with needed enter to unit. It was agreed to do the rewiring on the exterior of the building and have the work start on July 09, 2019. Ms. Esther will draft a letter to inform all homeowners of the workers presents at the complex during the rewiring.

**APPROVAL OF
MINUTES FOR
MAY 2019**

Secretary, Ms. Grace Löwenberg motioned to approve the minutes of May 21, 2019 and Vice President, Mr. Ricardo Ortega seconded the motion. The Meeting minutes for May 21, 2019 were approved unanimously by the Board of Directors.

**TREASURER'S
REPORT APRIL**

Current Financial Status for May 2019 were as follows:

Total Income	\$49,193.19
Total Expenses	\$45,789.95
Balance in the Operating Account	\$142,509.56
Balance in the Pacific Western Bank	\$87,654.49
Balance in the Comerica Account	\$222,837.14
Balance in the CD Account	\$47,992.26
Total Cash Assets	\$500,993.45

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

The total amount of delinquent units are 7 and \$6,441.05 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. The CD account has been opened account will be shown in June's reports.

**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.

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, local 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 needed actions to start and finish the rewiring within the timeframe given.

**UNITS #45 WRONG
ENTRY DOORS**

Homeowner of Unit #45 has not corrected her violation.

**UNIT # 40 DAMAGED
DOOR**

President, Mr. Gus Vindell visited a Dunn Edwards store and confirmed that they would only sell a large amount of paint and could not guarantee the color would match so he went to Home Depot and found a perfect match. The information will be given to unit #40 and the door will be painted by Marcos.

NEW BUSINESS

**WALKTHROUGH
2019**

All walkthrough letters have all been sent. Ms. Esther Cordero sent copies of mailed letters to all Board members for their records. Mr. Gus will send out updates to Ms. Esther Cordero about the continued violations which will be sent corresponding letters.

**TERMITE
TREATMENT**

Although the termite treatment survey did not pass the Association would like to treat the exterior of the complex with local termite treatment. IPM Tech provided a quote including local treatment for \$25,000.00, sub treatment for 5,000.00, and wood repairs for \$30,000.00 a total of \$60,000.00 for all. Vice President, Ricardo Ortega motioned to approve the proposal from IPM, Secretary, Ms. Grace Löwenberg second, none opposed. Motion to complete termite treatment for the common areas was approved. Member at Large, Ms. Maria Orozco suggested to ask the company if they would offer a discount to those homeowners who want to do the inside of their homes, Ms. Winnie Poon will ask IPM if a discount could be offered.

**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. Will be done before summer days get too hot.

PICNIC TABLES & PLAY EQUIPMENT NEEDS PAINT	Pending. Proposal needs edits.
WROUGHT IRON GATE AT 2331 & 2339 LILLYVALE AVE.	Pending.
WROUGHT IRON ELECTRICAL CLOSETS/ ENCLOSURES UPGRADE	Pending.
POOL MOMITOR STATUS	It was decided to have the pool hour's change due to no activity the pool. The new hours will be 2pm-7pm Monday- Friday and 12pm-7pm on the weekends. It was also agreed to have the pool stay open longer then 7pm if the pool monitors reported a lot of activity. It was also decided that pool violations would be given a warning letter first instead of an automatic fine.
PLAYGROUND AREA PAINTNG	Pending, proposal needs edit.
UNIT #164, LANDSCAPE	Julio Fausto from JF Landscape and Gardening Service provided a proposal. Secretary, Ms. Grace Löwenberg motioned to approve the proposal and Vice President, Mr. Ricardo Ortega seconded the motion. The proposal for \$500.00 was approved but the board requested to ask for a lower price if possible but if not the work for \$300.00 is still approved.
UNIT #90, LANDSCAPE	Julio Fausto from JF Landscape and Gardening Service provided a proposal. Secretary, Ms. Grace Löwenberg motioned to approve the proposal and Vice President, Mr. Ricardo Ortega seconded the motion. The proposal for \$300.00 was approved but the board requested to ask for a lower price if possible but if not the work for \$300.00 is still approved.
UNIT #58 DRYWALL REPAIR	Pending.
UNIT # 176, ROOF REPLACEMENT	Unit #176 replied informing the Association that the company that installed the AC unit repaired a broken roof drain ABS pipe in the attic that caused the leak that was believed to be a roof damage. She has a

that caused the leak that was believed to be a roof damage. She has a two year warranty with Precise Air Systems for the work they did so any damages that might arise from the AC installation will be covered by that company. No roof repairs are needed.

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

Ms. Winnie Poon will have the company revisit the repairs that were done.

**PLAYGROUND
DAMAGED BLUE
PATTING**

Mr. Gus Vindell found a company to repair the damaged blue playground patting for free.

**DAMAGED WATER
LINE NEAR GATE BY
BUILDING
2310TENANTS**

Ms. Winnie Poon will contact the plumber.

**REQUEST OF
PERSONAL CAMERA
INSTALLATION.**

Michael Rabkin informed Ms. Winnie Poon that the association does not have any rules on allowing cameras. Ring/Nest need to be amended as it is considered an exterior change. Mr. Ricardo Ortega will look into the dimensions that will be allowed and add all needed information to the website for homeowners that wish to have a camera to access.

**DISCUSS ANNUAL
MEETING**

Annual meeting date was confirmed for August 20, 2019.

ADJOURNMENT

Without other issues, the Board adjourned into the Executive Session at 10:30 pm

NEXT MEETING

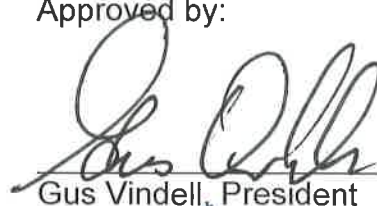
The next Association Meeting will be held on July 16th 2019 at the conference room of Ideal Management in the City of Alhambra, CA.

Submitted by:

Approved by:

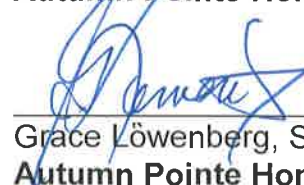


Winnie Poon, Property Supervisor


Gus Vindell, President

7/16/19
Date

Autumn Pointe Homeowners Association


Grace Löwenberg, Secretary

7/16/19
Date

Autumn Pointe Homeowners Association