

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

September 17, 2019

**CALL TO ORDER** The monthly meeting of the Autumn Pointe Homeowners Association Governing Board was held on Tuesday, September 17, 2019 at the conference room of Ideal Management in the City of Alhambra, CA. President, Mr. Gus Vindell, called the meeting to order at 8:00 p.m.

**BOARD MEMBERS PRESENT** Gus Vindell, President; Ricardo Ortega, Vice President; Grace Löwenberg, Secretary; Margarita Sapien, Treasurer; Christopher Chang, Treasurer.(5)

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

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

**PRO ENERGY SAVER COMPANY REPRESENTATIVES** Representatives Jeffrey Kim and Sunny Oh from Pro Energy Saver explained the toilet rebate program. They explained that homeowners will get the new toilet with installation free and they will take care of the old toilet, the rebate check will go to Pro Energy Saver. HOA will save money on the water bill. If the board agrees, Pro Energy Saver will deal with all the contacting, scheduling and following up themselves. The Board will decide at the executive session.

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

**TREASURER'S REPORT JULY & AUGUST** Current Financial Status for July & August 2019 were as follows:

July 2019

Total Income	\$47,719.37
Total Expenses	\$93,730.81
Balance in the Operating Account	\$71,696.68
Balance in Reserve Account	\$407,230.03
Total Cash Assets	\$478,926.71

The reserve contributions were made for July 2019 for \$9,290.00. For this month, there was a loss of \$55,301.44. Paid down payment \$30,000 for the termite local treatment. Paid \$27,874.34 for water and sewer and \$11,155.00 was paid for phase 2 leaf guard project. This was the reason why net income shows negative.

**TREASURER'S  
REPORT JULY &  
AUGUST**

August 2019

Total Income	\$46,855.22
Total Expenses	\$62,129.33
Balance in the Operating Account	\$47,001.40
Balance in Reserve Account	\$416,651.20
Total Cash Assets	\$463,652.60

The reserve contributions were made for August 2019 for \$9,290.00. In the month of August 2019, there were negative cash flow of \$24,564.11. This was due to the final payment of the termite local treatment which the total amount was already got transferred from the Reserve Account.

The Board accepted the financial reports which was presented by Ideal Management

**UNFINISHED  
BUSINESS**

**BOARD  
ASSIGNMENTS**

Ms. Grace Löwenberg reported that in front of Trash Bin #10 the asphalt is sinking. Ms. Winnie Poon will need to contact asphalt company to refill the area. Mr. Christopher Chang reported Trash Bin #1 area, asphalt is sinking as well, and they will both take photos of the sinking areas and send them to Winnie Poon so she may contact the asphalt company with the correct areas for refill. Mr. Gus Vindell reported that some of the pedestrian gates are not closing properly. Management will contact Mr. Fu to check all pedestrian gates.

**2019-2020 GOALS**

Will be discussed at the next monthly meeting.

**WROUGHT IRON  
FENCE & GATE BY  
PLAYGROUND**

On Hold.

**RECYCLING BINS  
"ENCLOSURE"**

On Hold.

**UNITS #45 WRONG  
ENTRY DOORS**

Homeowner of Unit #45 has not corrected her violation. Fine letter will be followed up.

**UNIT # 40 NEW  
DOOR**

Marco will be painting the door paid for by the homeowner while he is working on repair of the landings.

**NEW BUSINESS**

**WALKTHROUGH  
2019**

Walkthrough scheduled for Saturday, October 19, 2019 at 10:00AM

**EXSITING CAMERAS  
NEED UPGRADE**

President, Gus Vindell and Vice President Ricardo Ortega, and Mr. Christopher Chang will schedule the camera work.

**PICNIC TABLES &  
PLAY EQUIPMENT  
NEEDS PAINTING**

Marco will finish the painting of the benches by the end of the week.

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

Received Paul Choi's proposal and Gus will be contacting another contractor for a second proposal for comparison.

**WROUGHT IRON  
ELECTRICAL  
CLOSETS/  
ENCLOSURES  
UPGRADE**

Received Paul Choi's proposal and Gus will be contacting another contractor for a second proposal for comparison.

**ELECTRICAL WIRING  
TO ELECTRICAL  
METERS**

Mr. Gus Vindell and Mr. Christopher Chang will walk around the complex to count all electrical grounding that need work.

**PAUL CHOI, TO  
PAINT SCREENS ON  
GATES ON 5518 &  
5500 DOBBS**

Paul Choi will be painting the pedestrian gate screen by the main entrance gate by next week.

**UPDATE ON  
SPECTRUM REWIRE**

Mr. Gus reported Spectrum is on the 7<sup>th</sup> or 8<sup>th</sup> building.

**ROOF GUTTER,  
LEAF PROTECTION  
DISCUSS ANNUAL  
MEETING**

Ms. Winnie Poon reported that the leaf guards have been replaced. Marco will be checking which rain gutters that need to be repaired.

**ADJOURNMENT**

Without other issues, the Board adjourned into the Executive Session at 8:50 pm

**NEXT MEETING**

The next Association Meeting will be held on October 15, 2019 at Ideal Management in the City of Alhambra

Submitted by:

Approved by:

  
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Winnie Poon, Property Supervisor

 **GUS VINDELL** 10-15-19  
\_\_\_\_\_  
Gus Vindell, President Date  
**Autumn Pointe Homeowners Association**

 10-15-19  
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Grace Löwenberg, Secretary Date  
**Autumn Pointe Homeowners Association**