

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2017**

MINUTES

NOTICE With notice given and received, the regular meeting of the Board of Directors of the Amerige Heights Community Association was held on January 23, 2017 at the Amerige Heights Clubhouse, 2051 Hughes Drive, Fullerton, California.

PRESENT Mark Elliott, President
Tom Moore, Vice President
Susan Fanello, Treasurer
Geno Kaneshiro, Secretary
Amindra Jayasinghe, Member at Large

Eddie Tovar, Action Property Management, Inc

CALL TO ORDER There being a quorum of directors present in accordance with the Bylaws of the Association, the meeting was called to order at 6:41 P.M. by Board President Mark Elliott.

EXECUTIVE SESSION DISCLOSURE It was reported that an Executive Session was held immediately prior to this meeting to discuss matters of member discipline pertaining to collection matters and non-compliance.

GUEST SPEAKERS Rich Garcia and Aaron Reese, of Monarch Environmental attended the meeting and discussed alternatives ideas for the irrigation system on Northam Drive and the sod on the parkways. Monarch also presented design renderings to renovate the roundabout areas, and briefly updated the Boad on the status of the new irrigation controllers.

OPEN FORUM Homeowners were present and inquired on the updated information on the website, recent fire lane gates installed at the new Standard Pacific Homes, Park West Landscape service performance, recent builder installed a/c units in Standard Pacific, the Clubhouse availability, tennis court access and red-curbng the mailbox locations for easier access.

FINANCIAL UPDATE A brief financial update was provided based on the December 31, 2016 Financial Statement. It was reported that the Board continues to pursue collection efforts. There were no questions regarding the financial update at this time.

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**CONSENT
CALENDAR**

A motion was made by Tom Moore and seconded by Sue Fanello to approve the Consent Calendar as presented in its entirety. The Consent Calendar is attached and will become a part of these minutes. Motion carried unanimously.

**MANAGEMENT
UPDATES**

Management provided updates to the Board from the Action List, which included the clubhouse and tennis court update, tennis court lighting, maintenance obligation of landscaping along Malvern, mailbox clusters, and tree removal project along Northam Drive.

**UNFINISHED
BUSINESS**

Grand Opening Preparation

The Board agreed to table the Grand Opening at this time, but agreed to hold a soft Open House with light refreshments on March 4, 2017. Preparations for the event will be led by Sue Fanello and assisted by Jesse Cho.

NEW BUSINESS

Investments

The Board reviewed the investment options as it relates to maturing CD's and a motion was made by Susan Fanello and seconded by Geno Kaneshiro to close the CD with Comerica – Amboy Bank at its maturity date, and purchase a new CD with Wallis Bank for 12 months; Wallis Bank was offering a special rate of 1.20% for 12 month. Motion carried unanimously.

Investments, (Cont'd)

The Board reviewed the investment options as it relates to maturing CD's and a motion was made by Susan Fanello and seconded by Geno Kaneshiro to continue the existing tiered investment structure with Comerica and upon maturity of the CD with Comerica, re-invest for an additional (12) months; and at maturity of the CD's with Opus Bank, close the CD's and transfer the funds to Comerica to purchase new CD's. Motion carried unanimously.

Landscape Design Proposal

The Board reviewed a proposal from Monarch Environmental, however, no further action was taken at this time as Monarch Environmental provided the design renderings at the meeting at no extra cost.

Park West Landscape Proposals

The Board agreed to table this matter until the next meeting to allow Monarch Environmental to provide recommendations and get additional bids for the tree removals.

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**NEW BUSINESS
CONTINUED**

ProTec Building Services Proposals

The Board reviewed the proposal submitted by ProTec Building Services and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from ProTec Building Services to install (2) new “No Parking Fire Lane” signs on Finch Lane, from Shapiro to Evans in the amount of \$500.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

The Board also reviewed a proposal to install the tennis court signage and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from ProTec Building Services to install tennis court signage at the new facilities at a cost not to exceed \$750.00, expense to be allocated to the Operating Fund – Tennis Courts. Motion carried unanimously.

Lighting Proposal

The Board reviewed the proposal submitted by Light ‘N Up and agreed to table this matter until the next meeting.

Clubhouse Signage

The Board reviewed correspondence and samples for new signage for the Clubhouse and instructed Management to obtain a proposal from Outdoor Dimensions to install the name of the Clubhouse on the building.

Clubhouse/Tennis Courts Turnover Preparation

A final turnover walk was completed by Management and the Builder (Cal Atlantic Homes) and the Board agreed to accept the new Clubhouse and Tennis Courts effective January 23, 2017. The Board provided additional instructions to Management regarding the established rules and procedures and is hopeful that the Association can begin to take reservations by March 1, 2017. The key distribution date for the tennis courts will be determined at the next meeting. No further action taken at this time.

Lien Processing

A motion was made by Mark Elliott and seconded by Tom Moore to approve the lien resolutions for the following property account numbers 46258, (APN 280-391-34) 85590, (APN 936-244-27) 99022, (APN 280-341-07) 98522, (APN 280-452-25) and 46314, (APN 936-24-292). Motion carried unanimously.

Approved Foreclosure

The Board reported that in an Executive Session held immediately preceding this meeting, foreclosure proceedings were authorized against the following property account number: 84683, (APN 936-243-91). No action taken at this time.

Member Communication

There were no items to be communicated at this time.

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SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for February 27, 2017 at 6:30 P.M. The meeting will be held at the new Amerige Heights Clubhouse, 2051 Hughes Street, Fullerton, California.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 10.09 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON FEBRUARY 27, 2017
The Consent Calendar is herein attached and shall become a part of these minutes

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
JANUARY 23, 2017
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of December 5, 2016 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending November 30, 2016 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending November 30, 2016 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending November 30, 2016 be accepted.
- E. BE IT RESOLVED, that the financial statement for the period ending December 31, 2016 be accepted.
- F. BE IT RESOLVED, that the Cost Center financial statements for the period ending December 31, 2016 be accepted.
- G. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending December 31, 2016 be accepted.