

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 25, 2016**

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 25, 2016 at Fislser Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.
- PRESENT** Mark Elliott, President
Tom Moore, Vice President
Geno Kaneshiro, Secretary
Amindra Jayasinghe, Member at Large

Eddie Tovar, Action Property Management, Inc
Marianne Simek, Action Property Management, Inc

Two (2) Homeowners
- ABSENT** Susan Fanello, Treasurer
- 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 6:35 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.
- OPEN FORUM** Homeowners were present to comment on the parking/traffic issues in the community, student pick-up and drop off, (specifically nearby Sunny Hills High School) and status of the tennis courts and Clubhouse.
- FINANCIAL UPDATE** A brief financial update was provided based on the December 31, 2015 Financial Statement. It was reported that the Board continues to pursue collection efforts. There were no questions regarding the financial update at this time.
- CONSENT CALENDAR** A motion was made by Mark Elliott and seconded by Tom Moore to adopt the Consent Calendar with the removal of item A - Meeting Minutes of December 14, 2015. The Consent Calendar is attached to and will become a part of these minutes. Motion carried unanimously.

Review and approval of the Meeting Minutes of December 14, 2015 was tabled to the February meeting.
- MANAGEMENT UPDATES** Management provided updates to the Board from the Action List which included the clubhouse/tennis court update, "Private Property" street signs, damaged light post at 2292 Shapiro, and reimbursement of damage to main water meter at 1484 Armijo.

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**UNFINISHED
BUSINESS**

Clubhouse Furniture Proposals

The Board agreed to table this matter until the next meeting as there is no turnover date for the Clubhouse at this time.

Grand Opening Preparation

The Board agreed to table this matter until the next meeting, as there is no turnover date for the Clubhouse at this time.

Board Member Business Cards

The Board reviewed the proposal submitted by PJ Printers and agreed to table this matter until the next meeting.

Red Curb Painting Proposal

The Board reviewed the proposal submitted by ProTec Building Services and agreed to table this matter and refer it to the Parking Committee to review.

Tri-County Lighting Proposal

At the last meeting, the Board instructed Management to request two (2) additional proposals for the damaged light post at 2292 Shapiro. The Board reviewed the proposals submitted by Tri-County Lighting, Tyler Lighting and ProTec Building Services.

A motion was made by Mark Elliott and seconded by Tom Moore to approve the proposal from ProTec Building Services to repair the damages caused to the light post at 2292 Shapiro in the amount of \$1,875.00. Motion carried unanimously.

Appointment of Parking Committee

The Board previously discussed creating a Parking Committee to assist in reviewing the ongoing parking/traffic issues in the community.

Following discussion and review, a motion was made by Mark Elliott and seconded by Tom Moore to appoint Geno Kaneshiro, 2255 Simon Street; Traci Cassady; 1441 Stein-Strauss Street; and Young Roh, 2285 Root Street to serve on the Parking Committee, and to adopt the proposed Parking Committee Charter as prepared by Management. Motion carried unanimously.

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NEW BUSINESS

Investments

The Board reviewed several investment options as it relates to the Association funds and agreed to table this matter until the next meeting.

Minor Site Plan Application – City of Fullerton

The Board reviewed correspondence from the City of Fullerton regarding the lighting plans for the tennis courts.

A motion was made by Mark Elliott and seconded Tom Moore, to proceed with the required Minor Site Plan review process, including the costs to file the Site Plan application, in the amount of \$1,313.80. The Board also agreed to hire a licensed Landscape Architect to assist in the completion of the application and assist with the completion of the lighting project. Motion carried unanimously.

Greenfield Communication Renewal Agreement

The Board reviewed correspondence from Mike Powers from Greenfield Communications regarding the Contract Renewal Agreement for the internet services and agreed to table this matter and invite the representatives to the next meeting.

Document Translation Resolution

The Board discussed document translation options, as it relates to mailers/notices to the membership, and agreed to table this matter until the next meeting. In the meantime, the Board instructed Management to invite the homeowner who previously volunteered to assist with translation of documents to the next meeting.

Lien Processing

A motion was made by Tom Moore and seconded by Geno Kaneshiro to approve the lien resolutions for property account numbers 46056 (APN 934-36-056); 46497 (APN 280-341-13); 81036 (APN 936-243-11); 46482 (APN 280-341-24); 55714 (APN 934-361-18); and 90121 (APN 280-341-07). Motion carried unanimously.

Member Communication

The Board authorized Management to send mailer to the membership for Speeding/Safety Concerns, student drop-off and pick-up around Fisler and Sunny Hills, a reminder to owners to properly maintain the exterior of their home, and requirements related to exterior painting.

SCHEDULE

NEXT MEETING

The next meeting of the Board of Directors was scheduled for February 22, 2016 at 6:30 P.M. The meeting will be held at the Fisler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

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ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON FEBRUARY 22, 2016
The Consent Calendar is herein attached and shall become a part of these minutes

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
JANUARY 25, 2016
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of December 14, 2015 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending November 30, 2015 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending November 30, 2015 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending November 30, 2015 be accepted.
- E. BE IT RESOLVED, that the financial statement for the period ending December 31, 2015 be accepted.
- F. BE IT RESOLVED, that the Cost Center financial statements for the period ending December 31, 2015 be accepted.
- G. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending December 31, 2015 be accepted.