

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 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 February 27, 2017 at the Amerige Heights Clubhouse, 2051 Hughes Drive, Fullerton, California.

PRESENT Mark Elliott, President
Tom Moore, Vice President
Susan Fanello, Treasurer
Jesse Cho, Member at Large

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

ABSENT Geno Kaneshiro, Secretary

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 6:40 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 and inquired as to the opening date of the Clubhouse, safety and speeding along Catlin, adding a gate or additional speed control measures on Catlin (speedbumps, signs, guard, etc.), and tennis court access.

FINANCIAL UPDATE A brief financial update was provided based on the January 31, 2017 Financial Statement. It was reported that the Board continues to pursue collection efforts. There were no questions regarding the financial update at this time.

LANDSCAPE Monarch Environmental
Aaron Reece and Rich Garcia of Monarch Environmental, along with Jasen Eminger, Brian Sorensen and Danny Smith of Park West Landscape were present and provided updates on the landscaping, discussed the proposals submitted and the irrigation system on Northam Drive, and briefly updated the Board on the status of the new irrigation controllers.

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**LANDSCAPE
CONTINUED**

Roundabout Designs

The Board reviewed the three (3) design renderings provided by Monarch Environmental, selected a design, and instructed Park West Landscape to provide proposals at the next meeting for all the roundabouts. No further action taken at this time.

Landscape Proposal – Finch Lane

The Board agreed to table this matter until the next meeting to allow Park West to provide additional options for this area.

Park West Landscape Proposals

The Board reviewed the proposals submitted by Park West Landscape and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Park West Landscape to over-see the parkways along Pioneer from Gilbert to Parks and along Starbuck from Pioneer to Stern-Goodman in the amount of \$2,470.00, expense to be allocated to the Operating Fund – Landscape Extras. Motion carried unanimously.

A motion was made by Tom Moore and seconded by Mark Elliott to accept the proposal from Park West Landscape to re-set the irrigation system along Northam and to upgrade the sod from Fescue to Paspalum along Northam in the total amount of \$14,345.23, expense to be allocated to the Reserve Fund – Restoration. Motion carried unanimously.

Additionally, the Board reviewed the proposals submitted by Park West, BrightView and Arborwell for removal of dead trees within the community.

A motion was made by Tom Moore and seconded by Mark Elliott to accept the proposal from Arborwell for the removal of the dead trees found in the community in the amount of \$11,865.15, expense to be allocated to the Operating Fund – Tree Maintenance. Motion carried unanimously.

**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 tennis court lighting, maintenance obligation of landscaping along Malvern, interior designers for Clubhouse, clubhouse internet/wifi access, and clubhouse rules.

A motion was made by Tom Moore and seconded by Mark Elliott to authorize Sue Fanello to purchase furniture and decorate the Clubhouse at an amount not to exceed \$10,000.00. Motion carried unanimously.

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**UNFINISHED
BUSINESS**

Lighting Proposal

The Board reviewed a proposal from Light 'N Up, however, no further action was taken at this time as the Board declined to have lights at the roundabouts trees year round at the last meeting.

NEW BUSINESS

Personal Touch Proposals

The Board reviewed the proposal submitted by Personal Touch and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Personal Touch Cleaning for the cleaning services of the new facilities; Clubhouse clean-up at \$133.00 per month; Tennis Court clean-up at \$133.00 per month; Trash Receptacle clean-up at \$88.00 per month; and Clubhouse clean-up after each event at \$86.25 per occurrence (amount to be reimbursed by homeowner using the Clubhouse), expense to be allocated to Operating Fund – Clubhouse and Tennis Courts. Motion carried unanimously.

SafePark Repair Proposals

The Board reviewed the proposal submitted by SafePark and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from SafePark to perform repairs to the playgrounds at Holcomb, Omalev, and Gardiner Parks at a cost not to exceed \$2,055.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

Patrol One – Post Orders Update

The Board reviewed correspondence from Patrol One regarding recent complaints of vehicles found parked in front of driveways and vehicles blocking sidewalks (not considered designated parking areas) in the Standard Pacific Homes. The Board agreed to authorize Patrol One to begin to enforce parking violations and to cite vehicles. No further action was taken at this time.

SCE Easement over Lot B

The Board reviewed correspondence from Kris Geiger from Berding Weil, General Counsel, and a motion was made by Sue Fanello and seconded by Tom Moore to accept the SCE Easement over Lot B as revised by legal counsel. Motion carried unanimously.

Smart Systems Technologies Proposals

The Board reviewed the proposals submitted by Smart Systems Technologies (SST) and a motion was made by Mark Elliott and seconded by Tom Moore to accept the proposal from SST for the following monitoring services at the Clubhouse; Access Control at \$55.00 per month; Fire Alarm at \$44.95 per month; and Security Alarm at \$44.95 per month, expense to be allocated to Operating Fund – Clubhouse and Tennis Courts. Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

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 98522, (APN 280-452-25) 85590, (APN 936-244-27) 46258, (APN 280-391-34) 55714, (APN 934-361-18) 46273, (APN 280-371-38) 46716, (APN 280-421-35) and 100699, (APN 280-351-05). Motion carried unanimously.

Member Communication

There were no items to be communicated at this time.

SCHEDULE

NEXT MEETING

The next meeting of the Board of Directors was scheduled for March 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 10:01 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

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

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
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CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of January 23, 2017 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending January 31, 2017 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending January 31, 2017 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending January 31, 2017 be accepted.