

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 28, 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 March 28, 2016 at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

PRESENT Mark Elliott, 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, 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 6:30 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 traffic concerns and the speeding in the community; suggested that the Board look into installing speed-bumps to slow down the residents, specifically, along Catlin Street.

FINANCIAL UPDATE A brief financial update was provided based on the February 29, 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.

CONSENT CALENDAR A motion was made by Mark Elliott and seconded by Amindra Jayasinghe to adopt the Consent Calendar with the removal of item B - Meeting Minutes of February 22, 2016. The Consent Calendar is attached to and will become a part of these minutes. Motion carried unanimously.

A motion was made by Mark Elliott and seconded by Amindra Jayasinghe to approve the meeting minutes of February 22, 2016. Vote: In favor – 2, Abstained – 1 (G. Kaneshiro). Motion carried.

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**MANAGEMENT
UPDATES**

Management provided updates to the Board from the Action List which included the clubhouse/tennis court update, “Private Property” street signs, missing plaques at monument next to clubhouse, water invoices, and tennis court lighting.

NEW BUSINESS

Board Appointment

Due to the current vacant seat on the Board, the Board of Directors has considered appointing a new Member to the Board. Following discussion and review, a motion was made by Mark Elliott and seconded by Amindra Jayasinghe, to appoint Thomas Moore to the Board of Directors and fill the vacant seat. Motion carried unanimously.

Park West Landscape Proposals

The Board reviewed proposals from Park West Landscape to fill the bare/dead areas at Holcomb Park, Burdorf Park, and the Entry Corners. A motion was made by Mark Elliott and seconded by Amindra Jayasinghe to accept the proposals from Park West Landscape to fill the dead/bare at Holcomb Park and at the 5 Entry Corners at a total cost of \$39,690.80, expense to be allocated to Operating Fund – Landscape Replacement. The Board also agreed to table the proposal for Burdorf Park until the next meeting. Motion carried unanimously.

Park West Tree Removal Proposals

The Board reviewed a proposal from Park West Landscape to remove all the Tipuana trees along Northam and around Holcomb Park, and agreed to table this matter until the next meeting.

Irrigation Smart Controllers Proposal

The Board agreed to table this matter until the next meeting.

Rec Center Easement Deed

The Board reviewed the recreational center easement deed as reviewed by legal counsel, (Berding, Weil) and a motion was made by Mark Elliott and seconded by Amindra Jayasinghe to approve the easement deed for the recreation center as drafted by CalAtlantic Homes and reviewed and approved by the Association’s legal counsel, Berding Weil. Motion carried unanimously.

Homeowner Request – Install Speed Bumps

The Board reviewed the homeowners request for installation of speedbumps along Catlin Street and agreed to table the matter until the next meeting. The Board instructed Management to contact the City Street Engineer and invite him to meet the Board and discuss traffic concerns.

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**NEW BUSINESS
CONTINUED**

Homeowner Request for Parking Variance

The Board reviewed the correspondence from the homeowner regarding the parking of his custom Mercedes Benz Sprinter van. A motion was made by Geno Kaneshiro and seconded by Mark Elliott that the vehicle complies with the Association parking rules, and it should not be cited as a recreational vehicle. Motion carried unanimously.

Prior Owners/Bad Debt Write-Offs

Management advised that the collection attorney's office was not able to locate any assets for the following account with a balance from a prior owner, and that the balance is uncollectable and recommended writing it off as bad debt. A motion was made by Mark Elliott and seconded by Geno Kaneshiro to write off the unpaid balance of prior owner for the following account:

- Account #46373 in the amount of \$3,245.13

Lien Processing

A motion was made by Mark Elliott and seconded by Geno Kaneshiro to approve the lien resolutions for property account numbers 46268 (APN 280-371-11); and 46197 (APN 280-401-07). Motion carried unanimously.

Approved Foreclosures

The Board reported that in an Executive Session held immediately preceding this meeting, foreclosure proceedings were authorized against the following property account numbers: 84683, (APN 936-243-91); and 85548, (APN 280-401-01). No further action required.

**SCHEDULE
NEXT MEETING**

The next meeting of the Board of Directors was scheduled for April 25, 2016 at 6:30 P.M. The meeting will be held at the Fidler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:30 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

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MINUTES APPROVED BY THE BOARD OF DIRECTORS ON APRIL 25, 2016
The Consent Calendar is herein attached and shall become a part of these minutes

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MARCH 28, 2016
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of February 22, 2016 are approved as written;
- B. BE IT RESOLVED, that the Organizational Meeting Minutes of February 22, 2016 are approved as written;
- C. BE IT RESOLVED, that the financial statement for the period ending February 29, 2016 be accepted.
- D. BE IT RESOLVED, that the Cost Center financial statements for the period ending February 29, 2016 be accepted.
- E. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending February 29, 2016 be accepted.