

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 30, 2015**

**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 30, 2015 at Fislser Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

**PRESENT** Mark Elliot, President  
Tom Moore, Vice-President  
Geno Kaneshiro, Member at Large  
  
Eddie Tovar, Action Property Management, Inc  
Marianne Simek, Action Property Management, Inc  
  
Ten (10) Homeowners

**ABSENT** Susan Fanello, Treasurer

**CALL TO ORDER** The meeting was called to order at 6:15 P.M. by President Mark Elliot.

**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 recent vandalism occurring in the community, (specifically in the Talmadge area). Owners raised issues about the Patrol Company, increasing patrol in the community, and inquired on organizing a Neighborhood Watch Committee.

**FINANCIAL UPDATE** A brief financial update was provided based on the February 28, 2015 Financial Statement. It was reported that the Board continues to pursue collection efforts.

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

**MANAGEMENT UPDATES** Management provided highlighted updates to the Board from the Action List, which included the Tennis Court Lighting Project, Park Expansion update from Standard Pacific, and information on the irrigation controller rebates.

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**UNFINISHED  
BUSINESS**

Tennis Court Signage

The Board discussed the proposal submitted by ProTec Building Services for the Tennis Court Signs in the amount of \$250.00 for each, and agreed to table the matter at this time.

Clubhouse Furniture

The Board discussed options for the Clubhouse Furniture and determined that this matter will be postponed until May, as the Clubhouse has not been turned over to the Association, and there is no place to store the items at this time.

**NEW BUSINESS**

Park West Proposals

The Board reviewed the proposals submitted by Park West Landscape with four (4) options for the planters at the crosswalk next to McDermont Park.

A motion was made by Mark Elliot and seconded by Tom Moore to accept the proposal from Park West Landscape for the planters at the crosswalk next to McDermont Park, Option 1, at a cost of \$1,500.50; and to request that Park West also trim the three (3) Bottle Trees in the planter, expense to be allocated to Operating Fund – Landscape Extras. Motion carried unanimously.

Sidewalk Repair Proposal

The Board reviewed the proposal submitted by Real Green Inc to repair the lifted sidewalks, a motion was made by Tom Moore and seconded by Mark Elliot to accept the proposal from Real Green, Inc for the repairs to the additional lifted sidewalks found in the community at a cost not to exceed \$15,479.15, expense to be allocated to the Reserve Fund – Pavement. Motion carried unanimously.

AMS Paving Proposal

The Board reviewed the proposal submitted by AMS Paving to repair the failed asphalt along Northam Drive, a motion was made by Mark Elliot and seconded by Geno Kaneshiro to accept the proposal from AMS Paving to repair approximately 102 square feet of failed asphalt along Northam Drive, at a cost not to exceed \$1,925.00, expense to be allocated to the Reserve Fund – Pavement. Motion carried unanimously.

Board Resignation

Following discussion and review of the resignation of James Choi, a motion was made by Mark Elliot and seconded by Tom Moore, to accept the resignation of James Choi from the Board of Directors. Motion carried unanimously.

**NEW BUSINESS  
CONTINUED**

Board Vacancy

Due to the current vacant seat on the Board, the Board of Directors has

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considered appointing new Members to the Board. Following discussion and review, a motion was made by Tom Moore and seconded by Mark Elliot, to appoint Amindra Jayasinghe to the Board of Directors and fill the vacant seat. Vote: In favor – 2, Abstain – 1 (G. Kaneshiro). Motion carried.

Lien Processing

A motion was made by Mark Elliot and seconded by Geno Kaneshiro to approve the lien resolution for the following property account number: 46408, (APN 280-401-61). Motion carried unanimously.

**SCHEDULE**

**NEXT MEETING** The next meeting of the Board of Directors was scheduled for April 27, 2015 at 6:15 P.M. The meeting will be held at Fisler 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 7:56 P.M.

**ATTEST** Respectfully Submitted by Eddie Tovar, Community Manager.

**THE BOARD MEETING MINUTES WERE APPROVED BY THE BOARD OF  
DIRECTORS ON APRIL 27, 2015**  
*“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 Special Meeting Minutes of February 23, 2015 are approved as written;
- B. BE IT RESOLVED, that the Organizational Meeting Minutes of March 2, 2015 are approved as written;
- C. BE IT RESOLVED, that the Board Meeting Minutes of March 2, 2015 are approved as written;
- D. BE IT RESOLVED, that the financial statement for the period ending February 28, 2015 be accepted.
- E. BE IT RESOLVED, that the Cost Center financial statements for the period ending February 28, 2015 be accepted.
- F. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending February 28, 2015 be accepted.