

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 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 April 25, 2016 at Fislser Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

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

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

Jasen Eminger, Park West Landscape

Three (3) Homeowners

ABSENT Tom Moore, Vice President

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 for an update on the Clubhouse/Tennis Courts and to comment on information regarding the possibility of adding speed bumps in the community. The homeowners were concerned with traffic safety along Sheddon and Catlin, and inquired if the City can assist with traffic control on private roads.

FINANCIAL UPDATE A brief financial update was provided based on the March 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.

CONSENT CALENDAR A motion was made by Mark Elliott and seconded by Geno Kaneshiro to approve the Consent Calendar as presented in its entirety. The Consent Calendar is attached and will become a part of these minutes. Vote: In favor – 3, Abstain – 1 (S. Fanello). 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, tennis court lighting, Tipuana tree removal project, and the new watering restrictions issued by the City of Fullerton.

**UNFINISHED
BUSINESS**

Park West Proposals

The Board reviewed the proposal from Park West for the removal of the Tipuana trees along Northam, due to the invasive tree roots causing damage to the grass areas, irrigation, sidewalks and homeowner water meters and front yards. A motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from Park West for the removal of the Tipuana trees along Northam at a cost not to exceed \$110,816.47, expense to be allocated to Reserve Fund – Restoration. Motion carried unanimously.

Additionally, a motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposals from Park West for the removal of the Pepper trees in the Standard Pacific area, and for the renovations to the ground cover along Gilbert, (from Stern-Goodman to Hughes) for a total cost of \$6,554.80, expense to be allocated to Operating Fund – Landscape Extras. Motion carried unanimously.

The Board agreed to table the proposal for the renovations at Burdorf Park to the next meeting, to allow Park West to revise the proposal. No further action taken at this time.

Irrigation Smart Controller Proposal

The Board agreed to table this matter until the next meeting, to allow Park West to invite a representative for the smart controllers.

NEW BUSINESS

Investments

The Board reviewed the investment options related to maturing CDs with Comerica and a motion was made by Sue Fanello and seconded by Mark Elliott to continue the existing tiered investment structure and upon the maturity of the CD's with Comerica, re-invest the CDs and roll-over for an additional 12 months. Motion carried unanimously.

Concrete Repair Proposals

The Board reviewed the proposal submitted by Real Green Inc for the concrete repairs at 2011 Northam. A motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from Real Green Inc for the concrete repairs at 2011 Northam, at a cost of \$4,193.70, expense to be allocated to Operating Fund – Common Area Maintenance. Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

Monument Sign Repair Proposal

The Board reviewed the proposal submitted by ProTec Building Services to replace the missing monument signs, and a motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from ProTec Building Services to replace the missing monument signs at the corner of Catlin and Parks at a cost of \$1,875.00, expense to be allocated to Operating Fund – Common Area Maintenance. Motion carried unanimously.

Draft Audit

The Board reviewed the draft of the audit for the fiscal year end December 31, 2015. A motion was made by Sue Fanello and seconded by Mark Elliott to accept the draft audit as prepared and approve distribution to the members. Motion carried unanimously.

Reserve Study Proposals

The Board reviewed the proposals submitted by Strategic Reserves and Reserve Data Analysis for the preparation of the Reserve Study. A motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from Strategic Reserves, (analyst used last year) for the Master Association Reserve Study for the fiscal year of 2017 in the amount of \$499.00 and for the Cost Center in the amount of \$349.00, (without site inspection) expense to be allocated to the Operating Fund – Reserve Study. Motion was carried unanimously.

Lien Processing

A motion was made by Sue Fanello and seconded by Mark Elliott to approve the lien resolutions for property account numbers 77406 (APN 280-316-03); 92746 (APN 280-351-05); and 93295 (APN 936-243-75). 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: 55714, (APN 934-361-18); 46056 (APN 934-36-056); and 46268, (APN 280-371-11). No further action required.

Member Commination

There were no items to be communicated at this time. No further action required.

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SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for May 23, 2016 at 6:30 P.M. The meeting will be held at the Fisler Elementary School, 1350 Starbuck Street, Fullerton, California.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:25 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON MAY 23, 2016
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 March 28, 2016 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending March 31, 2016 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending March 31, 2016 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending March 31, 2016 be accepted.