

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 27, 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 April 27, 2015 at Fisler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

PRESENT Mark Elliot, President
Tom Moore, Vice-President
Susan Fanello, Treasurer
Geno Kaneshiro, Secretary
Amindra Jayasinghe, Member at Large

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

Seven (7) Homeowners

CALL TO ORDER The meeting was called to order at 6:21 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.

GUEST SPEAKER Bill Bancroft, Chief Executive Officer for Patrol One was present to address the Board with their questions in regard to services provided, inconsistency of enforcement, increased vandalism, loitering, dealing with transient problem, recent thefts in the community and parking concerns.

OPEN FORUM Homeowners were present to comment on the patrol services/concerns, parking issues near McClanahan Park and on the possibility of organizing a Neighborhood Watch Committee.

FINANCIAL UPDATE A brief financial update was provided based on the March 31, 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 Sue Fanello 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.

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**MANAGEMENT
UPDATES**

Management provided highlighted updates to the Board from the Action List, which included the Tennis Court Lighting Project, Standard Pacific Homes, Park Expansion, and provided information on the patrol company's services and schedules.

NEW BUSINESS

Investments

The Board reviewed several investment options related to the Association's Reserve Funds. A motion was made by Sue Fanello and seconded by Tom Moore to continue the existing tiered investment structure and upon maturity, re-in-vest the CD's currently at Comerica for an additional 12 months. Motion carried unanimously.

Park West Proposals

The Board reviewed the proposals submitted by Park West Landscape for items discussed to fill in the dead/empty plant material areas. A motion was made by Mark Elliot and seconded by Sue Fanello to accept the proposal from Park West Landscape for installation of the plant material at the pathways in Gardiner Park and the pathway between Radcliffe and Launer Park, at a total cost of \$4,004.00, expense to be allocated to Operating Fund – Landscape Extras. Motion carried unanimously.

Tot-Lot Safety Repair Proposal

The Board reviewed the proposal submitted by Safepark and a motion was made by Tom Moore and seconded by Sue Fanello to accept the proposal from SafePark to address the matters outlined in the tot-lot inspection report at a cost not to exceed \$3,993.10, expense to be allocated to the Operating Fund – Common Area Maintenance. 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 Tom Moore to accept the proposal from Strategic Reserves, (analyst used last year) for the Master Association Reserve Study for the December 31, 2015 fiscal year-end in the amount of \$1,299.00 and for the Cost Center in the amount of \$699.00, (with site inspection) expense to be allocated to the Operating Fund – Reserve Study. Motion was carried unanimously.

Draft Audit

The Board reviewed the draft of the audit for the fiscal year end December 31, 2014. A motion was made by Geno Kaneshiro and seconded by Sue Fanello to accept the draft audit as prepared and approve distribution to the members. Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

Lien Processing

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to approve the lien resolutions for the following property account numbers: 46494, (APN 280-341-41); 47257, (APN 280-351-83); 46073, (APN 934-36-034); 76354, (APN 280-401-36); 46567, (APN 280-401-71); and 80706, (APN 280-361-15). Motion carried unanimously.

Approved Foreclosure

The Board reported that in an Executive Session held immediately preceding this meeting, foreclosure proceedings were authorized against the following property: account numbers: 65003, (280-321-43) and 46408, (280-401-61). No action taken at this time.

SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for May 27, 2015 at 6:15 P.M. The meeting will be held at Fisler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California, (if available).

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:03 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

**THE BOARD MEETING MINUTES WERE APPROVED BY THE BOARD OF
DIRECTORS ON MAY 27, 2015**
“The Consent Calendar is herein attached and shall become a part of these minutes”

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
APRIL 27, 2015
CONSENT CALENDAR**

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