

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 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 May 27, 2015 at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

**PRESENT** Mark Elliot, President  
Geno Kaneshiro, Secretary  
Amindra Jayasinghe, Member at Large  
  
Eddie Tovar, Action Property Management, Inc  
Marianne Simek, Action Property Management, Inc  
  
Three (3) Homeowners

**ABSENT** Tom Moore, Vice-President  
Susan Fanello, Treasurer

**CALL TO ORDER** The meeting was called to order at 6:20 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 but had no questions; only commented on the Design Committee Guidelines, Water Conservation Planning, and a brief update on the Neighborhood Watch Committee.

**FINANCIAL UPDATE** A brief financial update was provided based on the April 30, 2015 Financial Statement. It was reported that the Board continues to pursue collection efforts.

**CONSENT CALENDAR** A motion was made by Geno Kaneshiro and seconded by Amindra Jayasinghe 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, Standard Pacific Homes, New Park Expansion, Stoneybrook Painting, and provided update on the new patrol company's schedule.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE MEMBERSHIP  
MAY 27, 2015 – PAGE 2**

**NEW BUSINESS**

Safety Surface Testing Proposal

The Board reviewed the proposal submitted by Safepark for the safety surface testing and a motion was made by Mark Elliot and seconded by Amindra Jayasinghe to accept the proposal from SafePark to perform the head attenuation test for the rubber-play surfaces at the tot-lots, at a cost not to exceed \$1,856.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

Plaque Proposal

The Board reviewed the proposal submitted by Awards by Paul for the Plaque to be placed at the new clubhouse and a motion was made by Mark Elliot and seconded by Geno Kaneshiro to accept the proposal from Awards by Paul for the Plaque at the new Clubhouse recognizing members of the association that have served on the Board of Directors at a cost of \$190.00, (plus tax), expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

Feldsott & Lee Revised Retainer Agreement

The Board reviewed the revised attorney retainer agreement submitted by Feldsott & Lee and a motion was made by Mark Elliot and seconded by Geno Kaneshiro to approve the new Assessment Collection Service Retainer Agreement with Feldsott & Lee for all future matters referred to the office for collections. Motion carried unanimously.

Member Commination

The Board reviewed several methods Management suggested of improving member communication, such as website enhancement, mass email notifications, more frequent newsletters, addition of bulletin boards at the parks, and/or hiring a message notification provider. The Board agreed to table this item, and add to the next meeting for further discussion. No action taken at this time.

Lien Processing

A motion was made by Mark Elliot and seconded by Geno Kaneshiro to approve the lien resolutions for the following property account numbers: 46494, (APN 280-341-41); 46073, (APN 934-36-034); and 46973 (APN 280-361-07). 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 number: 80706, (280-361-15). No action taken at this time.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE MEMBERSHIP  
MAY 27, 2015 – PAGE 3**

**SCHEDULE**

**NEXT MEETING** The next meeting of the Board of Directors was scheduled for June 22, 2015 at 6:15 P.M. The meeting will be held at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

**ADJOURN** There being no further business to come before the Board at this time, the meeting was adjourned at 8:05 P.M.

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

**THE BOARD MEETING MINUTES WERE APPROVED BY THE BOARD OF  
DIRECTORS ON JUNE 22, 2015**

*“The Consent Calendar is herein attached and shall become a part of these minutes”*

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

- A. BE IT RESOLVED, that the Board Meeting Minutes of April 27, 2015 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending April 30, 2015 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending April 30, 2015 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending April 30, 2015 be accepted.