

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 22, 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 June 22, 2015 at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

**PRESENT** Mark Elliott, President  
Tom Moore, Vice President  
Susan Fanello, Treasurer  
Amindra Jayasinghe, Member at Large  
  
Eddie Tovar, Action Property Management, Inc  
Marianne Simek, Action Property Management, Inc

**ABSENT** Geno Kaneshiro, Secretary

**CALL TO ORDER** The meeting was called to order at 6:18 P.M. by 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** There were no homeowners present therefore an open forum was not held.

**FINANCIAL UPDATE** A brief financial update was provided based on the May 31, 2015 Financial Statement. It was reported that the Board continues to pursue collection efforts.

**CONSENT CALENDAR** A motion was made by Sue Fanello and seconded by Mark Elliott to approve the Consent Calendar as presented, minus the Meeting Minutes of May 27, 2015. The Consent Calendar as approved 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/Clubhouse, Neighborhood Watch Committee Update and a Water Conservation Update.

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**NEW BUSINESS**

Park West Proposals

The Board reviewed the proposals submitted by Park West Landscape with two (2) options for the renovations of the alleys in the community. A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposals from Park West Landscape for Option 1, for the renovations of the alleys throughout the community in the total amount of \$108,184.40, expense to be allocated to Reserve Fund – Restoration. Motion carried unanimously.

The Board also reviewed a proposal to replace the missing plants along Finch Lane, and a motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from Park West Landscape for the plant replacement on Finch Lane, at a total cost of \$3,641.00, expense to be allocated to Operating Fund – Landscape Extras. Motion carried unanimously.

Additionally, the Board reviewed proposals for the renovation of the roundabouts and monument areas, with two (2) options. Due to the new water restrictions, adding color plants to these areas is not likely, as the planting will fail if not watered regularly. A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposals from Park West Landscape for Option 1, for the renovation of the roundabout and corner monument areas in the total amount of \$12,838.00, expense to be allocated to Operating Fund – Seasonal Color. Motion carried unanimously.

The Board further reviewed proposals to replace two dead trees and maintenance to the damaged decomposed granite at Gardiner Park, and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposals from Park West Landscape for the replacement of the two dead trees and maintenance to the decomposed granite that has visible damaged areas in Gardiner Park, at a total cost of \$4,010.00, expense to be allocated to Operating Fund – Landscape Extras. Motion carried unanimously.

Picnic Bench Replacement Proposal

A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from ProTec Building Services to replace the missing decorative bench at McClanahan Park in the amount of \$2,100.00, expense to be allocated to Reserve Funds – Equipment. Motion carried unanimously.

Reserve Study Proposal – Park Expansion

The Board reviewed a proposal submitted by Strategic Reserves to develop component inventory for the new park expansion, and a motion was made by Sue Fanello and seconded by Amindra Jayasinghe to accept the proposal from Strategic Reserves to develop component inventory and cost and life estimates for the newly developed clubhouse and tennis courts, for the 2016 fiscal year budget in the amount of \$999.00, expense to be allocated to the Operating Fund – Reserve Study. Motion was carried unanimously.

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**NEW BUSINESS  
CONTINUED**

Three (3) Year Proxy

Following discussion and review of the three (3) year proxy mailer for quorum purposes only, a motion was made by Sue Fanello and seconded by Tom Moore, to send the document to legal counsel for review and if approved, authorize Management to send to the membership. Motion carried unanimously.

Compliance with Executive Order Re: Drought

A motion was made by Sue Faneloo and seconded by Tom Moore to approve the new Resolution for Compliance with Executive Order B-29-15 and to authorize Management to post information related to the individual water conservation on the Association website, (and mail to the membership with the next scheduled mailer). Motion carried unanimously.

Design Guidelines Review

The Board reviewed the current Architectural Design Guidelines & Procedures and a motion was made by Sue Fanello and seconded by Tom Moore to make the following revisions and send out to the membership for a 30 Comment Period: a) correct the cost on the application; b) exterior paint colors shall “not” be changed or altered; c) change wording from “Astroturf” to “synthetic grass”; d) separate procedures for new landscaping, ne construction, and pool installation; e) submit “ALL” applications as received to Architectural Committee to determine if Architect needs to review at a cost of \$125.00. Motion carried unanimously.

Lien Processing

A motion was made by Sue Fanello and seconded by Tom Moore to approve the lien resolutions for the following property account numbers: 46197, (APN 280-401-07); 81176, (APN 934-361-46); 80806, (APN 280-3610-60) and 81135 (APN 280-351-68). 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: 46408, (280-401-61). No action taken at this time.

Member Commination

The Board authorized Management to send mailer to the membership with the following: a) Newsletter; b) Architectural Design Guidelines 30 Day Comment Mailer; c) 3 Year Proxy, if approved; and d) Opt-In Email Mailer.

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**SCHEDULE**

**NEXT MEETING** The next meeting of the Board of Directors was scheduled for July 27, 2015 at 6:30 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 7:55 P.M.

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

**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON JULY 27, 2015.**

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

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION**

**JUNE 22, 2015  
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of May 27, 2015 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending May 31, 2015 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending May 31, 2015 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending May 31, 2015 be accepted.