

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

One (1) Homeowner

**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 6:45 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** A homeowner was present to comment on recent vandalism occurring at Holcomb Park; owner also mentioned what appeared to be drug activity and trespassing in the early evenings. Owner stated he has called the Fullerton Police Department and Patrol One, but is still concerned with the ongoing violations.

**FINANCIAL UPDATE** A brief financial update was provided based on the June 30, 2015 Financial Statement. It was reported that the Board continues to pursue collection efforts. There were no questions regarding the financial update at this time.

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**CONSENT  
CALENDAR**

The Board reviewed the consent calendar dated July 27, 2015 which contained:

- A. Approval of the Board Meeting Minutes of May 27, 2015;
- B. Approval of the Board Meeting Minutes of June 22, 2015;
- C. Acceptance of the financial statement for the period ending 6/30/15;
- D. Acceptance of the financial statement (Cost Center) for the period ending 6/30/15;
- E. Acceptance of the financial statement (StanPac) for the period ending 6/30/15.

A motion was made by Mark Elliott and seconded by Geno Kaneshiro to approve the Consent Calendar with the removal of items A and B. Motion Carried unanimously.

A motion was made by Geno Kaneshiro and seconded by Amindra Jayasinghe to approve item the Board Meeting Minutes of May 27, 2015 as corrected. Vote: In favor – 3, Abstain – 1 (S. Fanello). Motion carried.

A motion was made by Sue Fanello and seconded by Amindra Jayasinghe to approve the Board Meeting Minutes of June 22, 2015 as corrected. Vote: In favor – 3, Abstain – 1 (G. Kaneshiro). Motion carried.

**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, Street Signs at the StanPac Homes, the Damaged Trees along Gilbert from Car Accident, and a Neighborhood Watch Committee Update.

**NEW BUSINESS**

Investments

The Board reviewed several investment options related to the Association's maturing CD's with Comerica. A motion was made by Sue Fanello and seconded by Mark Elliot to continue the existing tiered investment structure and upon maturity, re-invest the CD's currently at Comerica for an additional 12 months. Motion carried unanimously.

The Board also reviewed investment options related to the Association's Comerica MMA Operating Funds. A motion was made by Sue Fanello and seconded by Mark Elliott to transfer the funds and purchase a new CD with F&M Bank at 0.70% for 12 months. Motion carried unanimously.

The Board further reviewed investment options related to the Association's Comerica MMA Reserve Funds. A motion was made by Sue Fanello and seconded by Mark Elliott to transfer \$90,000 to Mutual of Omaha, and purchase a CD with Comerica for the remaining balance of \$82,350 for 12 months. Motion carried unanimously.

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**NEW BUSINESS  
CONTINUED**

Plexiglas Panel Cleaning Proposal

A motion was made by Mark Elliott and seconded by Amindra Jayasinghe to accept the proposal from Rollout Building Maintenance for the cleaning of the Plexiglas panels that surround part of the community in the amount of \$895.00, expense to be allocated to Operating Funds – Common Area Maintenance. Sue Fanello reminded the Board of her previous disclosure of her familial relationship with this vendor and advised that she would be recusing herself from this decision. Vote: In favor – 3, Abstain – 1 (S. Fanello). Motion carried.

Stoneybrook Painting Proposals

The Board reviewed the proposals submitted by Pilot Painting and EmpireWorks for the painting requirement at the Stoneybrook Cost Center. A motion was made by Mark Elliott and seconded by Amindra Jayasinghe to accept the proposal from EmpireWorks for the painting of the wrought iron fencing and stucco pillars at the Stoneybrook Cost Center, at a total cost of \$15,301.00, expense to be allocated to Reserve Fund – Painting. Motion carried unanimously.

Clubhouse Plaque

Management presented the Board with a list of members who had previously served on the Board of Directors. The Board agreed to include John Chen, Michelle Mulich and Gordon Dickinson to the Plaque being installed at the Clubhouse for recognition. Additional 8” x 10” plaques displaying the current Directors’ photographs will also be installed at the Clubhouse. No further action required.

Lien Processing

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to approve the lien resolutions for the following property account number 80729, (APN 934-361-26). 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: 46073, 46197, 81176, 80806, and 81135. No further action required.

Member Commination

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

**SCHEDULE  
NEXT MEETING**

The next meeting of the Board of Directors was scheduled for August 24, 2015 at 6:30 P.M. The meeting will be held at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

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**ADJOURN**                    There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

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

**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON AUGUST 24, 2015**  
*The Consent Calendar is herein attached and shall become a part of these minutes*

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
AUGUST 24, 2015  
CONSENT CALENDAR**

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