

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 22, 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 August 22, 2016 at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton, California.

PRESENT Mark Elliott, President
Tom Moore, Vice President
Geno Kaneshiro, Secretary
Susan Fanello, Treasurer
Amindra Jayasinghe, Member at Large (via telephone conference)

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

Bill Bancroft, Patrol One
Jasen Eminger, Park West Landscape
Danny Smith, Park West Landscape

Four (4) Homeowners

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 6:36 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 to inquire on no smoking signs at the parks, (specifically near the tot-lot areas) vehicles parking to close to the edge of the streets, vehicles speeding in the community, and removal of bench at Omalev Park.

GUEST SPEAKERS Bill Bancroft, Chief Executive Officer for Patrol One presented the Board with some recommended changes to the patrol services. After review of the current services being provided, Mr. Bancroft suggested a more cost-efficient plan going forward.

Jasen Eminger and Danny Smith of Park West Landscape were present to update the Board on the Northam tree project, the rebate information for new irrigation smart controllers, and to discuss the Alternative Compliance Plan that was recently submitted to the City. Park West will attend the next meeting to update the Board on the watering restriction plan.

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**FINANCIAL
UPDATE**

A brief financial update was provided based on the July 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 Sue Fanello and seconded by Tom Moore to approve the Consent Calendar as presented in its entirety. The Consent Calendar is attached and will become a part of these minutes. Motion carried unanimously.

**MANAGEMENT
UPDATES**

Management provided updates to the Board from the Action List, which included the clubhouse and tennis court update, tennis court lighting, “slow traffic” signs on Catlin, towing reimbursement to homeowner, yard sale guidelines, Standard Pacific Homes, Insurance Renewal Proposals, and review master/sub-association vendors.

**UNFINISHED
BUSINESS**

Irrigation Smart Controller Proposal

The Board agreed to table this matter until the next meeting to allow Park West to prepare a revised proposal incorporating the rebate information.

Street Sign Proposal

The Board reviewed the custom “Private Property” street sign created by Tows R’ Russ, and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Tows R’ Russ to replace the “Private Property” street signs in the community with the custom signs, (minus the Tows R’ Russ logo) at a total cost of \$625.00, expense to be allocated to Operating Fund – Common Area Maintenance. Motion carried unanimously.

NEW BUSINESS

Proposal to Replace Small Monument Sign

A motion was made by Tom Moore and seconded by Sue Fanello to accept the proposal from ProTec Building Services to replace the missing monument sign at Burdorf Park at a cost of \$579.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

SCE Easement Over Lot B

The Board agreed to table this matter until the next meeting.

On-site Management

The Board agreed to table this matter until the Clubhouse has been turned over to the Association.

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**NEW BUSINESS
CONTINUED**

Holiday Lighting Proposals

The Board reviewed the proposals submitted by Light ‘N Up, California Christmas and Shine Illumination and a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Light ‘N Up, to install the holiday lighting, (to include the roundabout trees & shrubs, the clubhouse, decorated ribbon on the monuments, and the installation of the electrical plug outlets, at a cost not to exceed \$7,180.00.00, expense to be allocated to the Operating Fund – Lighting Supplies–Extras. Motion carried unanimously.

Tri-County Lighting Proposal

A motion was made by Tom Moore and seconded by Mark Elliott to decline the proposal for the installation of the solar light at the mailbox clusters near 2063 Northam at this time. Motion carried unanimously.

Tree Trimming Proposals

The Board reviewed the proposals submitted by Tree Pros, Park West Landscape, Proscap, Earthwise Arborists, and EarthCo. A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Tree Pros for the annual tree trimming maintenance at a cost of \$84,197.00, expense to be allocated to the Operating Fund – Tree Maintenance. Motion carried unanimously.

Plexiglas Panel Cleaning Proposal

A motion was made by Tom Moore and seconded by Mark Elliott to accept the proposal from Rollout Building Maintenance for the cleaning of the Plexiglas panels that surround part of the community, at a cost of \$895.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Motion carried unanimously.

Tree Replacement Project

The Board agreed that instead of Park West Landscape repairing the damage to the street and sidewalks, that Management obtain (3) bids for the repairs and request that Park West reimburse the Association. Upon the completion of the project, Management will obtain bids and present to the Board. No further action taken at this time.

Lien Processing

A motion was made by Mark Elliott and seconded by Tom Moore to approve the lien resolutions for the following property account numbers 46268, (APN 280-371-11), 46197, (APN 280-401-07), and 94435, (936-244-65). Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

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: 92746, (280-351-05) 69660, (280-371-01) 94147, (280-331-67) and 93295, (936-243-75). No action taken at this time.

Member Communication

There were no items to be communicated at this time.

SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for September 26, 2016 at 6:30 P.M. The meeting will be held at 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 8:45 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

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MINUTES APPROVED BY THE BOARD OF DIRECTORS ON SEPTEMBER 26, 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 June 27, 2016 are approved as written;
- B. BE IT RESOLVED, that the No Quorum Meeting Minutes of July 25, 2016 are approved as written;
- C. BE IT RESOLVED, that the financial statement for the period ending June 30, 2016 be accepted.
- D. BE IT RESOLVED, that the Cost Center financial statements for the period ending June 30, 2016 be accepted.
- E. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending June 30, 2016 be accepted.
- F. BE IT RESOLVED, that the financial statement for the period ending July 31, 2016 be accepted.
- G. BE IT RESOLVED, that the Cost Center financial statements for the period ending July 31, 2016 be accepted.
- H. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending July 31, 2016 be accepted.