

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 22, 2012**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of the Amerige Heights Community Association was held on October 22, 2012 at Fisler School, 1250 Starbuck, Fullerton, California.

PRESENT Mark Elliott, President
Geno Kaneshiro, Vice-President
Susan Fanello, Treasurer
Tom Moore, Secretary
Gordon Dickinson, Member at Large

Allison Muscat, Action Property Management, Inc.
Crystal Burckle, Standard Pacific Homes

ABSENT

CALL TO ORDER The meeting was called to order at 6:05 P.M. by Mark Elliot, President.

EXECUTIVE SESSION

DISCLOSURE An Executive Session was held immediately prior to this meeting to discuss member discipline pertaining to collection matters and the formation of third party contracts.

OPEN FORUM Homeowner Tony Fanello was present at the meeting.

**FINANCIAL
UPDATE**

A brief update was provided based on the September 30, 2012 Financial Statement. It was reported that the Board continues to pursue collection efforts.

**CONSENT
CALENDAR**

Motion was duly made and seconded to adopt the Consent Calendar as presented and in its entirety. Motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.

NEW BUSINESS

A. INVESTMENT DECISIONS

The Board reviewed the summary of investments.

Motion was duly made by Sue Fanello and seconded by Tom Moore to make the following investments:

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Master:

Account	Term	Amount
Comerica – Investments	12-month	\$100,000
Comerica – Investments (Reserves) 50K from MM & \$100K from Reserve Checking	18-month	\$150,000

Motion carried unanimously.

B. BUDGET REVIEW

Motion was duly made by Sue Fanello and seconded by Tom Moore to approve the proposal draft budget as proposed for the Master and Cost Center, \$168.00 and \$82.00 respectively.

In addition, the Board duly moved to adopt the proposed 30 year funding plan as prepared by the reserve analyst, Strategic Reserves.

Both motions carried unanimously.

C. RESERVE STUDY

Motion was duly made by Sue Fanello and seconded by Tom Moore to approve the Reserve Study as prepared by Strategic Reserves. Motion carried unanimously.

D. AUDIT PROPOSALS

Motion was duly made by Sue Fanello and seconded by Geno Kaneshiro to approve the proposal as submitted by Schonwit & Company for Audit and Tax preparation services at a cost of \$1,625 for the Master and Cost Center. Motion carried unanimously.

E. PROPERTY TURNOVER

Motion was duly made by Sue Fanello and seconded by Geno Kaneshiro to accept turnover of the following property as the developer recently learned the deed had not been transferred: Lot R of TRACT # 16367 and Lots C & D of TRACT 15994; APN's 280-412-06, 280-412-01, 280-412-02, 280-412-10, 280-412-11, and 280-412-12. Motion carried unanimously.

F. PARK EXPANSION

Crystal Burckle, Project Manager for Standard Pacific Homes, was present to discuss the ground breaking for Valencia Grove, the new homes under development at the corner of Nicolas and Hughes. Crystal explained there would be some traffic routing issues coming up due to street closures along Hughes Drive, however they plan to schedule the work around holidays when Raytheon and the High School are closed for holiday. Further, Crystal explained that the construction schedule would be in full swing by January with an anticipated grand opening targeted for April.

The development will be 115 SF detached 3 story homes.

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G. STREET LIGHT PROJECT

Management contacted SoCal Edison to discuss the reports that the corner of Hutain at McDermont Park and that teens frequently loiter in this area. The SoCal Edison representative explained the process to install a meter at this location so an additional street lamp could be installed. Due to underground electrical the project will be costly and require City approval. Extensive trenching would be required.

Motion was duly made by Sue Fanello and seconded by Tom Moore to monitor the situation since the additional patrol service appears to be addressing the loitering concern. Motion carried unanimously.

H. DELINQUENCY REPORT

Motion was duly made by Sue Fanello and seconded by Geno Kaneshiro to proceed with lien on the following accounts:

- 46268 \$1,019.98
- 46302 \$664.04
- 46357 \$996.76

Motion carried unanimously.

NEXT

MEETING

The next regular meeting of the Board of Directors will be held on January 28, 2013, at 6:00 P.M. at 1250 Starbuck, Fullerton, California.

ADJOURN

There being no further business to come before the Board at this time, the meeting adjourned at 7:05 P.M.

ATTEST

Respectfully submitted by, Allison Muscat, Community Manager

APPROVED

These minutes were approved by the Board of Directors at the January 28, 2013 meeting.