

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 24, 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 October 24, 2016 at Fislser Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

PRESENT Mark Elliott, President
Tom Moore, Vice President
Geno Kaneshiro, Secretary
Susan Fanello, Treasurer
Amindra Jayasinghe, Member at Large

Eddie Tovar, Action Property Management, Inc
Rhonda Hart, Action Property Management, Inc

Matt Davenport, Monarch Environmental

Three (3) 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 6:52 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.

GUEST SPEAKERS Matt Davenport, of Monarch Environmental was present to introduce their landscape and water management consulting services. Mr. Davenport discussed the proposal he submitted for the Board and answered questions.

OPEN FORUM Homeowners were present to comment on recent concerns with the parks in the community, specifically adding signage, the use of bounce houses and reserving for areas for parties/gatherings.

FINANCIAL UPDATE A brief financial update was provided based on the September 30, 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.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
OCTOBER 24, 2016 – PAGE 2**

**CONSENT
CALENDAR**

A motion was made by Susan Fanello and seconded by Amindra Jayasinghe 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, “private property” signs, tree project on Northam, and Patrol One concerns.

**TEMPORARILY
ADJOURNED**

The meeting was temporarily adjourned at 7:32pm.

RECONVENED

The meeting reconvened at 8:10pm.

**UNFINISHED
BUSINESS**

Budget Draft

Following discussion and review of the proposed budget draft for the 2017 fiscal year, and after careful review and consideration, a motion was duly made by Susan Fanello and seconded by Geno Kaneshiro to approve the budget for the master association, with an assessment of \$158.00 per month; the Stoneybrook Cost Center with an assessment of \$72.00; and the Cal Atlantic Cost Center, (formerly known as Standard Pacific Homes with an assessment of \$91.00. Motion carried unanimously.

Motion was duly made by Susan Fanello and seconded by Geno Kaneshiro to approve the proposed 30 year funding plan as submitted within the draft. Motion carried unanimously.

NEW BUSINESS

Investments

The Board reviewed the investment options as it relates to the Comerica Reserve MMA account and a motion was made by Sue Fanello and seconded by Tom Moore to ensure that all funds are invested in accordance with FDIC coverage limits and purchase (2) CD’s with Comerica in the amount of \$140,333.00 for 12 month and 18 month terms, to continue the existing tiered investment structure. Motion carried unanimously.

Investments, (Cont’d)

The Board reviewed the investment options related to a maturing CD and a motion was made by Sue Fanello and seconded by Tom Moore to continue the existing tiered investment structure and upon the maturity of the CD with Ephrata National Bank, re-invest the CD for an additional 12 months. Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
OCTOBER 24, 2016 – PAGE 3**

**NEW BUSINESS
CONTINUED**

Red Curb Proposals

The Board reviewed the proposal submitted by ProTec Building Services and a motion was made by Sue Fanello and seconded by Mark Elliott to accept the proposal from ProTec Building Services to paint the curbs red in parts of the community, at a cost not to exceed \$2,000.00, expense to be allocated to the Operating Fund – Common Area Maintenance. Vote: In favor – 4, Nay – 1 (T. Moore). Motion carried.

Monarch Environmental Proposal

The Board reviewed the proposal submitted by Monarch Environmental and a motion was made by Mark Elliott and seconded by Tom Moore to accept the proposals from Monarch Environmental for the landscape and water management consulting services at a monthly cost of \$4,650.00, expense to be allocated to Operating Fund – Landscape Architect Consult & Plans. Motion carried unanimously.

Lien Processing

A motion was made by Susan Fanello and seconded by Tom Moore to approve the lien resolution for the following property account number 46450, (APN 280-351-12). 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: 46268, (APN 280-371-11). 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 December 5, 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 8:50 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
OCTOBER 24, 2016 – PAGE 4**

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON DECEMBER 5, 2016
The Consent Calendar is herein attached and shall become a part of these minutes

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
OCTOBER 24, 2016
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of September 26, 2016 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending September 30, 2016 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending September 30, 2016 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending September 30, 2016 be accepted.