

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 27, 2014**

**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 27, 2014 at Fislser Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

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

Eddie Tovar, Action Property Management, Inc.  
George Skrbin, Action Property Management, Inc.

**CALL TO ORDER** The meeting was called to order at 6:25 P.M. by President Mark Elliot.

**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.

**FINANCIAL UPDATE** A brief financial update was provided based on the September 30, 2014 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 Geno Kaneshiro to approve the Consent Calendar as presented in its entirety. The Consent Calendar 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; there were no further questions regarding the updates at this time.

**UNFINISHED BUSINESS** Tennis Courts/Clubhouse Rules  
The Board reviewed the proposed drafts of the rules and procedures of the new Tennis Courts and Clubhouse, however, the Board made additional revisions and agreed to postpone the decision until the next meeting. No action taken at this time.

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**NEW BUSINESS**

Park West Proposal

The Board reviewed the proposal submitted by Park West Landscape to remove and replace the infected Purple Leaf Plum Trees located in the Stoneybrook area, as reported by the arborist.

A motion was made by Mark Elliot and seconded by Tom Moore to accept the proposal from Park West Landscape for the removal and replacement of the infected trees in the Stoneybrook area at a total cost of \$11,160.00, expense to be allocated to the Cost Center Reserve Fund, Landscape; Motion carried unanimously.

Backflow Repair Proposal

The Board reviewed the proposal submitted by La Cresta Enterprises to repair six (6) backflow devices that did not pass initial testing; a motion was made by Mark Elliot and seconded by Tom Moore to accept the proposal from La Cresta Enterprises in the amount of \$957.00, expense to be allocated to the Operating Reserve Fund – Backflow.

Tennis Court Lighting Proposals

The Board reviewed the proposals submitted by Tri-County Lighting, Taylor Tennis Courts, and Sport Court of Southern California for the installation of the new tennis courts.

A motion was made by Mark Elliot and seconded by Sue Fanello to accept the proposal from Sport Court of Southern California for the installation of the tennis court lighting, (and verify that timers are part of the proposal) at a cost of \$39,670.00, expense to be allocated to Operating Fund – Common Area Maintenance. Motion carried unanimously.

Landscape Maintenance Proposals

The Board reviewed the proposals submitted by Artistic Landscape, Cresta Verde Landscape, Earthco Landscape, Harvest Landscape, Proscapes Landscape, Real Green Inc, Villa Park Landscape and Park West Landscape for the landscape maintenance.

The Board agreed to postpone the decision, and invite Artistic Landscape, Real Green Inc, Villa Park Landscape and Park West Landscape to the next meeting to discuss further. No further action taken at this time.

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**NEW BUSINESS  
CONTINUED**

Budget Draft

Following discussion and review of the proposed budget draft for the 2015 fiscal year, and after careful review and consideration, a motion was duly made by Sue Fanello and seconded by Tom Moore to approve the budget for the master association assessment of \$168.00 per month, the Stoneybrook cost center assessment of \$72.00, and the Standard Pacific cost center assessment of \$92.00. Motion carried unanimously.

Motion was duly made by Sue Fanello and seconded by Tom Moore to approve the proposed 30 year funding plan as submitted within the draft.

Annual Meeting Preparation

The Annual meeting of the membership should be held in January. Of the five (5) directors on the Board, three (3) of the terms will expire this year; The directors are Mark Elliot, Gordon Dickinson and Eugene Kaneshiro.

- The date, time and location of the Annual Meeting will be January 26, 2015 at 6:30 P.M. at Fidler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, CA.
- The Board will conduct a regular meeting prior to the annual meeting.
- Management was directed to send a request for candidates to all members and to accept into nomination all candidates whose statements are received by the deadline.
- The Board has decided on a record date of Ownership of thirty (30) days prior to the meeting.
- The Board will make an announcement for cumulative voting.
- The Board has approved the agenda provided by Management and they do not wish to recognize any directors, nor will there be any retiring directors.
- The recommendation regarding excess funds is to apply them to the operating budget at the end of the year.
- A ballot inspector will be appointed and provided to Management by Sue Fanello at a later date.
- The Attorney will be present at the meeting, ONLY if included with the association's retainer agreement.
- The adjourned annual meeting date will be February 23, 2015 at 6:30 P.M. at the Amerige Heights Clubhouse.

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: 46299, 46642, 47055, 74562, 74500, 74561, 74674, 74611, 74681, 74683, 74614, and 74610. No action taken at this time.

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**SCHEDULE**

**NEXT MEETING** The next meeting of the Board of Directors was scheduled for December 1, 2014 at 6:15 P.M. The meeting will be held at Fisler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

**ADJOURN** There being no further business to come before the Board at this time, the meeting was adjourned at 8:32 P.M.

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

**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON DECEMBER 1, 2014**  
*“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 September 29, 2014 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending September 30, 2014 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending September 30, 2014 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending September 30, 2014 be accepted.