

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 18, 2013**

**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 November 18, 2013 at Fisler School, 1250 Starbuck, Fullerton, California.

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

Allison Muscat, Action Property Management, Inc.  
Mark Micheaels, Action Property Management, Inc.

**ABSENT** Geno Kaneshiro, Vice-President

**CALL TO ORDER** The meeting was called to order at 6:20 P.M. by Mark Elliott, President.

**EXECUTIVE SESSION DISCLOSURE** An Executive Session was held immediately prior to this meeting to discuss member discipline pertaining to collection matters and non-compliance matters as well as the formation of third party contracts.

**FINANCIAL UPDATE** A brief financial update was provided based on the October 31, 2013 Financial Statement. It was reported that the Board continues to pursue collection efforts.

**NEW BUSINESS**

**A. GREENFIELD UPDATE**

Ladan Amini, Greenfield Communications, was present to discuss reporting capabilities and determine which reports the Board would like to see. Ladan presented a sample usage report that reflects the average speeds homeowners are receiving throughout a given month as well as a breakdown by hour. The Board discussed some customer service reporting, maybe surveying members as well as reporting on the volume and types of calls being received. Ladan indicated she would pull some samples together for the Board review and provide feedback.

**ADJOURNED TO EXECUTIVE SESSION AT 6:30 PM**

**RECONVENED OPEN SESSION AT 6:40 PM**

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 18, 2013 - PAGE 2**

**NEW BUSINESS  
CONTINUED**

**B. AUDIT AND TAX PROPOSALS**

After careful review and consideration motion was duly made by Mark Elliott and seconded by Sue Fanello to approve the proposal as submitted by Schonwit & Company for Audit and Tax preparation services. Motion carried unanimously.

**C. BACKFLOW REPAIRS PROPOSAL**

La Cresta Enterprises conducted the annual backflow testing and of the 41 devices tested, 9 did not pass. A proposal for repair/replacement of these devices has been provided at a cost of \$4,512.00. Motion was duly made by Mark Elliott and seconded by Sue Fanello to approve the proposal for backflow repair. Motion carried unanimously.

**D. DELINQUENCY REPORT**

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

| Account |
|---------|
| 46956   |
| 46450   |
| 46168   |
| 60287   |
| 46383   |
| 66725   |

Motion carried unanimously.

**NEXT  
MEETING**

The next regular meeting of the Board of Directors will be held on January 27, 2014, at 6:30 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 7:50 P.M.

**ATTEST**

Respectfully submitted by, Allison Muscat, Community Manager

**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON DECEMBER 16, 2014**