

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 1, 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 December 1, 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.
Marianne Simek, Action Property Management, Inc.

Ladan Amini, Greenfield Communications

One (1) Homeowner

CALL TO ORDER The meeting was called to order at 7:30 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 A homeowner was present but had no questions; only commented on the opened-trenched areas on McDermont Park, which appeared to be for the new bollard lights being installed by StanPac.

FINANCIAL UPDATE A brief financial update was provided based on the October 31, 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 Tom Moore 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.

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**MANAGEMENT
UPDATES**

Management provided highlighted updates to the Board from the Action List, which included the house fire on Hessen Street, Standard Pacific update, tree trimming progress, street sign cleaning update, painting project progress and an update on the tennis court lighting. 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, and after additional revisions, a motion was made by Sue Fanello and seconded by Gordon Dickinson, that Management send the proposed rules to legal counsel for review and present at the next meeting. The Board further agreed to name the clubhouse, “The Legacy House in Amerige Heights”. Motion carried unanimously.

Landscape Maintenance Proposals

The Board reviewed the proposals submitted by Artistic Landscape, Real Green Inc, Villa Park Landscape and Park West Landscape for the landscape maintenance, and agreed to postpone the decision until the next meeting. The Board would like to visit some of the properties maintained by the contractors, and check their references before making a final decision. No further action taken at this time.

NEW BUSINESS

Investments

The Board reviewed several investment options related to the Association’s Reserve Funds. A motion was made by Sue Fanello and seconded by Tom Moore, that at maturity of the Comerica – Discover Bank CD, to purchase a 12 month CD with Opus Bank. Motion carried unanimously.

A motion was made by Sue Fanello and seconded by Tom Moore, that at maturity of the Comerica – Private Bank & TC CD, to purchase a 12 month CD with Opus Bank. Motion carried unanimously.

Park West Proposals

The Board reviewed the proposals submitted by Park West Landscape for the Seasonal Color Change, the McClanahan Park Renovations, and the Northam/Perkins Planter.

A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposals from Park West Landscape for the Seasonal Color Change, at a cost of \$4,095.00, expense to be allocated to the Operation Fund – Seasonal Color; the McClanahan Park Renovations at a total cost of \$3,906.00, expense to be allocated to Operating Fund, Landscape Extras; and the Northam/Perkins Planter, at a cost of \$948.00, expense to be allocated to Operating Fund, Landscape Extras. Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

Sidewalk Repair Proposal

The Board reviewed the proposal submitted by Real Green Inc to repair the lifted sidewalks at the community; a motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Real Green Inc, in the amount of \$17,271.62, expense to be allocated to the Reserve Fund – Pavement.

Attorney Retainer Renewal Proposal

The Board reviewed the attorney retainer renewal submitted by Berding & Weil, in the amount of \$1,800.00; a motion was made by Sue Fanello and seconded by Tom Moore to decline the proposal at this time. Motion carried unanimously.

Coupon Books/Statements

The Board reviewed a worksheet provided by Management comparing costs for utilizing Coupon Books vs. Monthly Statements, and a motion was made by Tom Moore and seconded by Gordon Dickinson to remain utilizing coupon books at this time. Motion carried unanimously.

**TEMPORARILY
ADJOURNED**

The meeting was temporarily adjourned at 9:05pm.

RECONVENED

The meeting reconvened at 9:58pm.

Lien Processing

A motion was made by Tom Moore and seconded by Mark Elliot to approve the lien resolution for the following property account numbers: 69550, (APN 280-331-57) and 71321, (APN 180-630-001). Motion carried unanimously.

SCHEDULE

NEXT MEETING

The next meeting of the Board of Directors was scheduled for January 26, 2015 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 10:06 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

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MINUTES APPROVED BY THE BOARD OF DIRECTORS ON JANUARY 26, 2015
“The Consent Calendar is herein attached and shall become a part of these minutes”

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
DECEMBER 1, 2014
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of October 27, 2014 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending October 31, 2014 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending October 31, 2014 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending October 31, 2014 be accepted.