

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 16, 2013**

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 16, 2013 at Fisler Elementary School, 1350 Starbuck Street, Fullerton, California 92833.

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

Eddie Tovar, Action Property Management, Inc
Mark Micheaels, Action Property Management, Inc

CALL TO ORDER The meeting was called to order at 7:00 P.M.

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.

OPEN FORUM There were no homeowners present therefore an open forum was not held.

FINANCIAL UPDATE A brief financial update was provided based on the September 30, 2013 Financial Statement. It was reported that the Board continues to pursue collection efforts.

CONSENT CALENDAR Following discussion and review a motion was made by Mark Elliot, seconded by Geno Kaneshiro, to approve the consent calendar which included approval of the Board Meeting Minutes of October 21, 2013, approval of the Board Meeting Minutes of November 18, 2013, acceptance of the financial statement for the period ending October 31, 2013, acceptance of the financial statement (Cost Center) for the period ending October 31, 2013, acceptance of the financial statement for the period ending November 30, 2013, and acceptance of the financial statement (Cost Center) for the period ending November 30, 2013. Motion carried unanimously.

NEW BUSINIESS Investments
Following discussion and review of the investment options in regard to the Sunwest Reserve account, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to purchase a \$200,000.00 CD with Comerica for twelve (12) months. Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
DECEMBER 16, 2013 – PAGE 2**

**NEW BUSINESS
CONTINUED**

Investments (Cont'd)

Following discussion and review of the investment options in regard to the Comerica – GE Cap Bank account, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, that at maturity, the CD be rolled-over for another twelve (12) months with Comerica. Motion carried unanimously.

Investments (Cont'd)

Following discussion and review of the investment options in regard to the Comerica – Ally Bank account, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, that at maturity, the CD be rolled-over for another twelve (12) months with Comerica. Motion carried unanimously.

Park West Proposal

Following discussion and review of the proposal submitted by Park West Landscape to root-prune the trees at Gardner Park that are damaging the hardscape, a motion was made by Susan Fanello, seconded by Tom Moore, to approve the proposal at a cost not to exceed \$4,280.00. Motion carried unanimously.

Management Contract Addendum

Following discussion and review of the Management Contract Addendum to address the Standard Pacific Homes, (Cost Center) with a phased schedule effective November 1, 2013, a motion was made by Susan Fanello, seconded by Tom Moore, to approve the contract addendum, as presented. Motion carried unanimously.

Attorney Retainer Renewal

Following discussion and review of the attorney retainer renewal submitted by Harle, Janics & Kannen, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to renew the annual retainer in the amount of \$1,800.00. Motion carried unanimously.

New Legislation Update

Following discussion and review of the new legislation update, effective January 1, 2014, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to designate Action Property Management to accept/receive all communication, and that the location for posting all pertinent association documents/material is the bulletin board located at McDermont Park. Motion was carried unanimously.

Lien Processing

Following discussion and review, a motion was made by Susan Fanello, seconded by Tom Moore, to approve the lien resolutions for account numbers: 011100046408, 011100047108, 011100066725, and 011100063525. Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
DECEMBER 16, 2013 – PAGE 3**

**NEW BUSINESS
CONTINUED**

Lien Processing (Cont'd)

Following discussion and review, a motion was made by Susan Fanello, seconded by Tom Moore, to decline the lien resolutions at this time for account numbers: 011100046168, 011100046450, 011100046956, 011100046124, 011100067251 and 011100047257, as homeowner's have been making payments towards their delinquent accounts. Motion carried unanimously.

SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for January 27, 2014 at 6:00 P.M.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:55 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON JANUARY 27, 2014

“The Consent Calendar is herein attached and shall become a part of these minutes”

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
DECEMBER 16, 2013
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of October 21, 2013 are approved as written;
- B. BE IT RESOLVED, that the Board Meeting Minutes of November 18, 2013 are approved as written;
- C. BE IT RESOLVED, that the financial statement for the period ending October 31, 2013 be accepted.
- D. BE IT RESOLVED, that the Cost Center financial statements for the period ending October 31, 2013 be accepted.
- E. BE IT RESOLVED, that the financial statement for the period ending November 30, 2013 be accepted.
- F. BE IT RESOLVED, that the Cost Center financial statements for the period ending November 30, 2013 be accepted.