

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 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 January 27, 2014 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
Matthew Holbrook, Action Property Management, Inc

CALL TO ORDER The meeting was called to order at 6:42 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 two (2) homeowners present, however, no questions were raised, therefore, an open forum was not held.

PARK WEST UPDATE Jasen Eminger and Chris Kelley, were present to discuss new Branch Manager servicing Amerige Heights and answer questions regarding proposals submitted.

GREENFIELD UPDATE Ladan Amini, Greenfield Communications, was present to discuss reporting reports with Board. The Board discussed some customer service and maintenance issues, and Ladan to follow up.

FINANCIAL UPDATE A brief financial update was provided based on the November 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 Tom Moore, seconded by Geno Kaneshiro, to approve the consent calendar which included approval of the Board Meeting Minutes of December 16, 2013. Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
JANUARY 27, 2014 – PAGE 2**

NEW BUSINESS Proposal to Remove Tree

Following discussion and review of the proposal submitted by Park West Landscape to remove a tree that is causing damage to homeowner's backyard at 2137 Lawton, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to approve the proposal at a cost not to exceed \$780.00. Motion carried unanimously.

Pine Tree Maintenance Proposal

Following discussion and review of the proposal submitted by Park West Landscape for the pine tree maintenance throughout the association, a motion was made by Susan Fanello, seconded by Tom Moore, to approve the proposal at a cost not to exceed \$19,166.00. Motion carried unanimously.

Plant Renovation Proposal

Following discussion and review of the proposal submitted by Park West Landscape for the plant renovation throughout Helvey Street, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to approve the proposal at a cost not to exceed \$35,255.70.00. Motion carried unanimously.

Proposal to Replace Street Sign

Following discussion and review of the proposal submitted by ProTec Building Services, to replace the missing street sign, (Pray Street) a motion was made by Susan Fanello, seconded by Gordon Dickinson, to request that Best Management Construction Inc, provide a proposal to compare; Board would further approve an amount not to exceed \$695.00. Motion carried unanimously.

Asphalt Repair Proposal

This item was reviewed by the Board of Directors, however, the decision has been postponed. The Board would like to review two (2) additional bids. No further action taken at this time.

Concrete Repair Proposals

Following discussion and review of the proposals submitted by ProTec Building Services, Quickle Paving and Real Green Inc for the sidewalk repairs in the community that required immediate attention, a motion was made by Susan Fanello, seconded by Geno Kaneshiro, to approve the proposal submitted by Real Green Inc, at a cost not to exceed \$6,794.57. Motion carried unanimously.

Adoption of 2014 Maintenance Calendar

Following discussion and review of the 2014 Maintenance Calendar, a motion was made by Sue Fanello, seconded by Tom Moore, to approve the maintenance calendar as presented. Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
REGULAR MEETING OF THE MEMBERSHIP
JANUARY 27, 2014 – PAGE 3**

**NEW BUSINESS
CONTINUED**

Adoption of the Proposed Enforcement & Fine Policy

Following discussion and review of the proposed Enforcement & Fine Policy changes that were mailed out to the membership in December 2013 for the thirty (30) day comment a motion was made by Tom Moore, seconded by Sue Fanello, to approve and adopt the changes. Motion carried unanimously.

Architectural Review

Following discussion and review of the architectural application submittals, a motion was made by Mark Elliot, seconded by Geno Kaneshiro, to approve the applications with conditions provided by the architectural committee. Motion 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: 011100046551, 011100067707, and 011100047108. Motion carried unanimously.

SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for February 20, 2014 at 6:30 P.M.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:45 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON FEBRUARY 20, 2014
“The Consent Calendar is herein attached and shall become a part of these minutes”

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
JANUARY 27, 2014
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of December 16, 2013 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending December 31, 2013 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending December 31, 2013 be accepted.