

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 20, 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 February 20, 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  
Allison Muscat, Action Property Management, Inc  
Mark Micheaels, Action Property Management, Inc  
Marianne Simek, Action Property Management, Inc

**CALL TO ORDER** The meeting was called to order at 6:35 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 was one (1) homeowner present: discussion regarding Greenfield service to the new Standard Pacific Homes was discussed due to an issue with his service.

**GREENFIELD UPDATE** Jeremy Triplett, Greenfield Communications, was present to discuss the Standard Pacific Homes connectivity challenges at the home on Spencer Lane. Management requested that Jeremy provide updates on the status of this issue.

**FINANCIAL UPDATE** A brief financial update was provided based on the December 31, 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 Elliott, seconded by Sue Fanello, to approve the consent calendar which included approval of the Board Meeting Minutes of January 27, 2014 and acceptance of the unaudited Financial Statements for the Master and Cost Center for the period ending December 31, 2013. Motion carried unanimously.

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**NEW BUSINESS**    Standard Pacific Update

Management provided an update per our conversation with Crystal Burckle, Standard Pacific Homes. Significant delays between the City and SPH due to misinformation being provided to SPH pertaining to water quality report, electrical lines and other utilities not being pulled to the site. Crystal is working to obtain approval to proceed with preliminary work and is hoping to start in March. Crystal still anticipates a June completion.

Architectural Review

The Board reviewed the approval report from the architect for 1168 Spencer and 1150 Spencer; Tom would like to see drainage reflected on the plans for 1168 Spencer even though it is stipulated in the architects conditional approval. Motion to approve by Mark Elliott, seconded by Geno Kaneshiro. Motion carried unanimously.

Lien Processing

Following discussion and review, a motion was made by Mark Elliott seconded by Geno Kaneshiro, to approve the lien resolutions for account numbers: 011100067707, 011100046085, and 011100046558. Motion carried unanimously.

**SCHEDULE**

**NEXT MEETING**    The next meeting of the Board of Directors was scheduled for March 24, 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 7:30 P.M.

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

**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON MARCH 24, 2014**  
*“The Consent Calendar is herein attached and shall become a part of these minutes”*

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
FEBRUARY 20, 2014  
CONSENT CALENDAR**

- A.    BE IT RESOLVED, that the Board Meeting Minutes of January 27, 2014 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.
- D.    BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending December 31, 2013 be accepted.