

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 24, 2017**

MINUTES

NOTICE With notice given and received, the regular meeting of the Board of Directors of the Amerige Heights Community Association was held on April 24, 2017 at the Amerige Heights Clubhouse, 2051 Hughes Drive, Fullerton, California.

PRESENT Mark Elliott, President
Tom Moore, Vice President
Susan Fanello, Treasurer
Geno Kaneshiro, Secretary
Jesse Cho, Member at Large

Eddie Tovar, Action Property Management, Inc
Marianne Simek, Action Property Management, Inc

CALL TO ORDER There being a quorum of directors present in accordance with the Bylaws of the Association, the meeting was called to order at 6:35 P.M. by Board President Mark Elliott.

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 and third-party contracts.

OPEN FORUM Homeowners present inquired as to the traffic study information, high school concerns, (kids jumping into private properties) MG Disposal vehicles dripping oil on community streets, upcoming neighborhood watch meeting and Patrol One.

LANDSCAPE Monarch Environmental
Aaron Reece of Monarch Environmental, along with Jasen Eminger of Park West Landscape were present and provided updates on the landscaping, discussed the proposals submitted and answered questions from the Board.

Park West Landscape Proposals
The Board reviewed the proposal submitted from Park West Landscape to renovate the 5 roundabout sections in the community.

A motion was made by Tom Moore and seconded by Mark Elliott to accept the proposal from Park West to renovate the 5 roundabout sections in the community at a cost not to exceed \$21,100.00, expense to be allocated to the Operating Fund – Landscape Replacement. Motion carried unanimously.

The Board also reviewed the proposal submitted from Park West Landscape to upgrade the irrigation controllers in the community, and a motion was made by Tom Moore and seconded by Mark Elliott to decline the proposal at this time. Motion carried unanimously.

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**LANDSCAPE
CONTINUED**

Park West Landscape Proposals, (Cont'd)

The Board reviewed the proposal submitted from Park West Landscape to oversee the parkways and parks.

A motion was made by Mark Elliott and seconded by Sue Fanello to accept the proposal from Park West to oversee the parkways and parks throughout the community at a cost not to exceed \$6,350.00, expense to be allocated to the Operating Fund – Landscape Extras. Motion carried unanimously.

The Board also reviewed the proposal from Park West Landscape to relocate irrigation and renovate the corner portion of planter by the Clubhouse.

A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Park West to relocate the irrigation and renovate corner portion of planter by the Clubhouse as a cost not to exceed \$180.50, expense to be allocated to the Operating Fund – Landscape Extras. Motion carried unanimously.

The Board also reviewed the proposal to replace the recently removed trees at Gardiner Park and agreed to table this matter until the next meeting to allow Park West to provide a count of recommended tree replacement.

Additionally, the Board reviewed the proposal from Park West Landscape to replace the trees recently removed along Hetebrink and Hughes.

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to accept the proposal from Park West to replace the trees recently removed along Hetebrink and Hughes, at a cost not to exceed \$5,253.00, expense to be allocated to the Operating Fund – Landscape Replacement. Motion carried unanimously.

**FINANCIAL
UPDATE**

A brief financial update was provided based on the March 31, 2017 Financial Statement. It was reported that the Board continues to pursue collection efforts. There were no questions regarding the financial update at this time.

**CONSENT
CALENDAR**

A motion was made by Mark Elliott and seconded by Sue Fanello to approve the Consent Calendar as presented in its entirety. The Consent Calendar is attached and will become a part of these minutes. Motion carried unanimously.

**MANAGEMENT
UPDATES**

Management provided updates to the Board from the Action List, which included the tennis court lighting, traffic control study, trash collection trucks – oil spills, Clubhouse furniture, installation of a/c units on Wright Lane and the Neighborhood Watch meeting.

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NEW BUSINESS

Investments

The Board reviewed the investment options as it relates to maturing CD's.

A motion was made by Sue Fanello and seconded by Tom Moore to continue the existing tiered investment structure with Comerica and upon maturity of the CD's with Comerica, re-invest for an additional (12) months. Motion carried unanimously.

Park Signs Proposal

The Board reviewed the proposal submitted by America's Choice Signs to replace the faded park signs.

A motion was made by Tom Moore and seconded by Geno Kaneshiro to accept the proposal from America's Choice Signs to replace all eight (8) park signs in the community at a cost not to exceed \$2,748.24, expense to be allocated to Operating Fund – Common Area Maintenance. Motion carried unanimously.

Monument Cleaning Proposal

The Board reviewed the proposal submitted by Rollout Building Maintenance to clean the monuments in the community. Sue Fanello disclosed that she has a relationship with this vendor.

A motion was made by Tom Moore and seconded by Geno Kaneshiro to accept the proposal from Rollout Building Maintenance to pressure wash and clean the monuments in the community at a cost not to exceed \$1,250.00, expense to be allocated to Operating Fund – Common Area Maintenance. Vote: In favor – 4, Abstain – 1 (S. Fanello). Motion carried.

Patrol One Services

The Board discussed Patrol One services however, no action taken at this time.

Lien Processing

A motion was made by Mark Elliott and seconded by Tom Moore to approve the lien resolutions for the following property account numbers 46450, (APN 280-351-12) and 101585, (APN 280-401-01). Motion carried.

Approved Foreclosure

The Board reported that in an Executive Session held immediately preceding this meeting, foreclosure proceedings were authorized against the following property account number: 84683, (APN 936-243-91). No action taken at this time.

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SCHEDULE

NEXT MEETING The next meeting of the Board of Directors was scheduled for May 22, 2017 at 6:30 P.M. The meeting will be held at the Amerige Heights Clubhouse, 2051 Hughes Street, Fullerton, California.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:35 P.M.

ATTEST Respectfully Submitted by Eddie Tovar, Community Manager.

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON MAY 22, 2017
The Consent Calendar is herein attached and shall become a part of these minutes

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
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CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of March 27, 2017 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending March 31, 2017 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending March 31, 2017 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending March 31, 2017 be accepted.