

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 28, 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 April 28, 2014 at Fislser Elementary School, 1350 Starbuck Street, Fullerton, California.

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

Eddie Tovar, Action Property Management, Inc.
Marianne Simek, Action Property Management, Inc.
George Skrbin, Action Property Management, Inc.

Four (4) Homeowners

ABSENT Gordon Dickinson, Secretary

CALL TO ORDER The meeting was called to order at 6:30 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 and the formation of third party contracts.

GUEST SPEAKER Crystal Burckle, from Standard Pacific attended the meeting to update the Board on the Park Expansion project. Crystal provided the Board with drawings, a proposed calendar of the project and discussed time tables.

OPEN FORUM There were four (4) homeowners present; discussed maintenance concerns at community parks, common areas and raised concerns with owners at the new Standard Pacific project, not submitting timely architectural applications for their upgrades; owners also raised concerns with restrictions with nearby schools, stating that schools are full and on a waiting list period. A realtor was also present to solicit Realtors services.

FINANCIAL UPDATE A brief financial update was provided based on the March 31, 2014 Financial Statement. It was reported that the Board continues to pursue collection efforts.

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**CONSENT
CALENDAR**

A motion was made by Tom Moore and seconded by Geno Kaneshiro 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.

**MANAGEMENT
UPDATES**

Management provided highlighted updates to the Board from the Action List; there were no further questions regarding the updates at this time.

NEW BUSINESS

Standard Pacific Request

The Board reviewed the request from Standard Pacific to create an LRP account to allow Standard Pacific to get the SWPPP submitted and apply for a Notice of Intent. A motion was made by Susan Fanello and seconded by Tom Moore to accept the letter as Standard Pacific Homes' acknowledgement of responsibility and authorize management to open the account with the State Water Board. Motion carried unanimously.

Greenfield Update

Ladan Amini of Greenfield Communications was present to update the Board with the connectivity issues, specifically the ongoing matter at the Spencer home; the issue was finally resolved.

Homeowner Request

The Board reviewed the proposals submitted by ProTec Building Services, Best Management Construction and KJ Construction, for the damages caused at 2137 Lawton's backyard due to an association maintained tree, a motion was made by Tom Moore and seconded by Sue Fanello to request that the owners execute a liability waiver and approve an amount not to exceed \$2,100.00. Motion was carried unanimously.

Asphalt Repair Proposal

The Board reviewed the proposals submitted by Quickel Paving, AMS Paving and Caliber Paving, to repair the sink hole along Starbuck Street. A motion was made by Tom Moore and seconded by Sue Fanello to accept the proposal from AMS Paving for the repair of the sink hole on Starbuck near Launer Park, at a cost of \$2,150.00, and expense to be allocated from the Reserve Fund. Motion was carried unanimously.

Tri-County Lighting Proposal

Following discussion and review of the proposal submitted by Tri-County Lighting a motion was made by Sue Fanello and seconded by Tom Moore, to accept the proposal from Tri-County for the installation of the two (2) GFI receptacles near the pavilion area at McDermont Park, at a cost of \$2,226.27, and expense to be allocated to Operating Fun, Lighting Supplies & Extras. Motion carried unanimously.

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**NEW BUSINESS
CONTINUED**

Reserve Study Proposals

The Board reviewed the proposals submitted by Strategic Reserves, Reserve Data Analysis and Advance Reserve Solutions for the preparation of the Reserve Study. A motion was made by Sue Fanello and seconded by Tom Moore to accept the proposal from Strategic Reserves, (analyst used last year) for the Master Association Reserve Study for the December 31, 2014 fiscal year-end in the amount of \$649.00 and the Cost Center in the amount of \$299.00, (site inspection not included). Motion was carried unanimously.

Plexiglas Panel Cleaning Proposals

The Board reviewed the proposals submitted by Personal Touch Cleaning, CleanCity, CPR Construction and Rollout Building Maintenance for the cleaning of the Plexiglas panels surrounding the community. A motion was made by Tom Moore and seconded by Mark Elliot to accept the proposal from Rollout Building Maintenance for the cleaning of the Plexiglas panels in the amount of \$895.00. Motion carried as follows: three (3) ayes: mark Elliot, Tom Moore and Geno Kaneshiro; one (1) Abstention Sue Fanello.

Lien Processing

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to authorize the filing of a lien resolution in accordance with the Association's Assessment Collection Policy on the following property account numbers: 011100046299, 011100047167, 011100057714, 011100046043, 011100071231 and 011100071359. Motion carried unanimously.

Approved Foreclosure

The Board reported that in an Executive Session held immediately preceding this meeting, foreclosure proceedings were authorized against the following property: account numbers: 011100046085, 011100046558, 011100067718, 011100046824 and 011100046373

**SCHEDULE
NEXT MEETING**

The next meeting of the Board of Directors was scheduled for June 2, 2014 at 6:15 P.M.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:20 P.M.

ATTEST

Respectfully Submitted by Eddie Tovar, Community Manager.

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MINUTES APPROVED BY THE BOARD OF DIRECTORS ON JUNE 2, 2014
“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 24, 2014 are approved as written;
- B. BE IT RESOLVED, that the Organizational Meeting Minutes of March 3, 2014 are approved as written;
- C. BE IT RESOLVED, that the financial statement for the period ending March 31, 2014 be accepted.
- D. BE IT RESOLVED, that the Cost Center financial statements for the period ending March 31, 2014 be accepted.
- E. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending March 31, 2014 be accepted.