

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 17, 2013**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of the Amerige Heights Community Association was held on June 17, 2013 at Fisler School, 1250 Starbuck, Fullerton, California.

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

Allison Muscat, Action Property Management, Inc.

Three (3) homeowners were in attendance

ABSENT

CALL TO ORDER The meeting was called to order at 6:05 P.M. by Mark Elliott, President.

EXECUTIVE SESSION

DISCLOSURE An Executive Session was held immediately prior to this meeting to discuss member discipline pertaining to collection matters and the formation of third party contracts.

**FINANCIAL
UPDATE**

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

OPEN FORUM

Homeowners discussed the following topics:

- Homeless activity along the perimeter of the community along Bastenchury; movement is due to the new construction of SPH at Amerige Heights. Everyone was encouraged to contact the City so they could patrol and monitor this matter
- Homes in non-compliance due to lack of landscape maintenance and some having rows of potted plants on porch area; Management and the Board advised a thorough non-compliance inspection would take place. Homeowners offered to start a committee should that be desired. Board President, Mark Elliott, encouraged communication with Management whenever an owner noticed an item out of place so Management could follow up.

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**CONSENT
CALENDAR**

Motion was duly made by Tom Moore and seconded by Geno Kaneshiro to adopt the Consent Calendar as presented and in its entirety. Motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.

NEW BUSINESS

A. PARK EXPANSION

Upon review of the plans provided by SPH, it was determined the following items were still outstanding and need to be added:

- Bollard lighting throughout the park sidewalks
- Access control system for facility room and tennis courts
- Power for future lighting at tennis courts
- Doggie bag station
- Ensuring the building is pre-wired for internet
- Veranda floor to have acid wash finish
- Change facility room flooring from carpet to durable, non-slip tile
- Change laminate counters to granite
- Cabinetry finish TBD; Board would like to see in advance
- Storage room for tables/chairs if possible

Management to communicate the above list to Crystal Burckle, Project Manager and request meeting.

B. INVESTMENT DECISIONS

Motion was duly made by Sue Fanello and seconded by Tom Moore to proceed with the following investments:

Operating Account:

- Comerica, 18-months \$150K; 24-month \$150K

Reserve Account:

- Comerica, 18- months \$100K; 30-months \$125K; 36-months \$100K; 42-months \$200K

Motion carried unanimously

C. DELINQUENCY REPORT

Motion was duly made by Tom Moore and seconded by Geno Kaneshiro to proceed with lien on the following accounts:

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Account	Amount
46073	\$484.60
46519	\$492.68
46056	\$493.26
46450	\$500.04
46101	\$508.66
46894	\$642.10

Motion carried unanimously.

NEXT

MEETING

The next regular meeting of the Board of Directors will be held on August 26, 2013, at 6:00 P.M. at 1250 Starbuck, Fullerton, California.

ADJOURN

There being no further business to come before the Board at this time, the meeting adjourned at 7:05 P.M.

ATTEST

Respectfully submitted by, Allison Muscat, Community Manager

These minutes were approved by the Board at the August 26, 2013 Board Meeting