

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 25, 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 August 25, 2014 at the Fanello Residence, 2267 Strickler Drive, Fullerton, California.

**PRESENT** Mark Elliott, President  
Susan Fanello, Treasurer  
Geno Kaneshiro, Member at Large  
Gordon Dickinson, Secretary

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

One (1) Homeowner

**ABSENT** Tom Moore, Vice-President

**CALL TO ORDER** The meeting was called to order at 6:20 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.

**GUEST SPEAKER** Bill Bancroft, Chief Executive Officer for Patrol One was present to address the Board with their questions in regard to the inconsistency of enforcement, (in specific to parking infractions) loitering, and recent car break-ins in the community. The Board also instructed Patrol One to begin to include the new phased homes, (StanPac) in their scheduled patrols, and to start tagging homes when garage doors are left opened and unattended.

Jasen Eminger and Chris Kelly from Park West Landscape were present to provide their bi-monthly update to the Board. Jasen also presented the Board with the budget figures for the 2015 calendar year.

**OPEN FORUM** A homeowner was present, but had no questions/comments at this time.

**FINANCIAL UPDATE** A brief financial update was provided based on the July 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 Sue Fanello and seconded by Mark Elliot 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**

Street Signs Proposal

The Board reviewed the proposal submitted by Outdoor Dimensions to replace all the street signs in the community; however, the matter was postponed until further notice.

Investments

The Board reviewed several investment options related to the Association's Operating and Reserve Funds;

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to ensure all funds are secured in accordance with FDIC coverage limits, and set up Sunwest Insured Cash Sweep Accounts with the following balances: Amerige Heights Operating - \$180k; Amerige Heights Reserve - \$45k; Cost Center Operating - \$10k; Cost Center Reserve - \$5k; StanPac Cost Center Operating - \$5k; and StanPac Cost Center Reserve - \$5k. Motion carried unanimously.

PrimeCo Proposals

The Board reviewed the proposals submitted by PrimeCo for the change orders in regard to the damaged posts found during the repairs to the beams at the trellises:

A motion was made by Sue Fanello and seconded by Mark Elliot to accept the proposals from PrimeCo and allow them to continue to complete the repairs to the trellises in the total amount of \$28,725.00; expense to be allocated to the Reserve Fund – Restoration. Motion carried unanimously.

Reserve Study Draft

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to accept the reserve study draft, as prepared by Strategic Reserves Corporation, to begin to prepare the 2015 Budget Draft. Motion carried unanimously.

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**NEW BUSINESS  
CONTINUED**

Late Fee & Interest Resolution

A motion was made by Sue Fanello and seconded by Geno Kaneshiro that it shall be the policy of the Association to authorize agent to waive/reverse one (1) late charge with the condition that the homeowner has not paid past the grace period in the past, and that they are not delinquent on any other fees, fines, or charges. Motion carried unanimously.

Reversal of Fines Resolution

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to adopt the fine rescission policy resolution as presented by Management, to establish criteria for the reversal of fines, once the matter has been corrected by the homeowner. Motion carried unanimously.

Payment Plan Resolution

A motion was made by Sue Fanello and seconded by Geno Kaneshiro to adopt the resolution as presented by management, to allow Management to approve payment plans that do not exceed twelve (12) months. Motion carried unanimously.

Lien Processing

A motion was made by Sue Fanello and seconded by Mark Elliot to approve the lien resolution for the following property account numbers: 011100046300, 011100046197, 011100047090, 011100074562, 011100074500, 011100074561, 011100074674, 011100074611, 011100074681, 011100074683, 011100074610 and 011100074614. Motion carried unanimously.

**SCHEDULE**

**NEXT MEETING**

The next meeting of the Board of Directors was scheduled for September 29, 2014 at 6:15 P.M. The meeting will be held at Fisler Elementary School, Media Room, 1350 Starbuck Street, Fullerton, California.

**ADJOURN**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:57 P.M.

**ATTEST**

Respectfully Submitted by Eddie Tovar, Community Manager.

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**MINUTES APPROVED BY THE BOARD OF DIRECTORS ON SEPTEMBER 29, 2014**  
*“The Consent Calendar is herein attached and shall become a part of these minutes”*

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
AUGUST 25, 2014  
CONSENT CALENDAR**

- A. BE IT RESOLVED, that the Board Meeting Minutes of July 28, 2014 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending July 31, 2014 be accepted.
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending July 31, 2014 be accepted.
- D. BE IT RESOLVED, that the StanPac Cost Center financial statements for the period ending July 31, 2014 be accepted.