

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 26, 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 August 26, 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.
Eddie Tovar, Action Property Management, Inc.
Mark Micheaels, Action Property Management, Inc.
- Two (2) homeowners were in attendance. (See sign-in sheet)
- CALL TO ORDER** The meeting was called to order at 6:30 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 non-compliance matters as well as the formation of third party contracts.
- FINANCIAL UPDATE** A brief financial update was provided based on the July 31, 2013 Financial Statement. It was reported that the Board continues to pursue collection efforts.
- OPEN FORUM** Homeowners discussed the following topics:
- The park expansion project, timing of the project and an over-all status of the progress.
 - Maintenance issue regarding the driveway and sprinkler that the owner drives over to enter/exit their driveway. The owner indicated he left voice mail for Management but did not receive a response and was able to contact Management through email however no solution was provided.
- CONSENT CALENDAR** Motion was duly made by Sue Fanello and seconded by Tom Moore 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.

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NEW BUSINESS

A. INVESTMENT DECISIONS

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

- Purchase 1 – 24 month CD with Capital Source Bank in the amount of \$149,00
- Purchase 1 – 24 month CD with Merrill Lynch in the amount of \$149,000

Motion carried unanimously

B. PARK WEST LANDSCAPE PROPOSALS

1. After careful review of the proposal from Park West Landscape to transition from seasonal color to year round carpet roses a motion was made by Tom Moore and seconded by Geno Kaneshiro to deny the proposal and continue with the current seasonal color budget. Ayes: Moore, Kaneshiro, Elliott; Nays: Dickinson, Fanello. Motion carried 3/2.
2. After careful review of the proposal from Park West Landscape to remove and replace 11 trees within the community a motion was duly made by Tom Moore and seconded by Mark Elliott to approve the proposal to replace the 11 trees at a cost of \$3,295, funds to be expended from GL #48300 (Landscape Extras). Motion carried unanimously.

C. MAINTENANCE RESPONSIBILITY REVIEW – WROUGHT IRON FENCING

The Board and Management discussed and review the governing documents pertaining to the wrought iron fencing maintenance responsibilities. There was not a clear understanding of the maintenance responsibility for the wrought iron fencing, specifically within the Sagewood development, as the fencing spans across several homes however is solely upon each homeowner's property. Motion was duly made by Mark Elliott and seconded by Sue Fanello to obtain a legal opinion as to the maintenance responsibility in addition to suggestions on how the association should handle enforcement of maintenance needs of this fencing due to the nature of the fencing spanning across multiple homes. Motion carried unanimously.

D. RESERVE STUDY PROPOSALS

After careful review of the reserve study proposals submitted by RDA and Strategic Reserves a motion was duly made by Sue Fanello and seconded by Tom Moore to approve the proposal submitted by Strategic Reserves for an update for the master and cost center at a cost of \$499/\$299. Motion carried unanimously.

E. NAMING OF THE NEW FACILITY

The Board agreed to use the name of Amerige Heights Clubhouse so Management could begin draft rules for the new facility.

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F. ARCHITECTURAL REVIEW – 1806 CATLIN

The Board review the owner submittal for installation of solar panels. Motion was duly made by Mark Elliott and seconded by Tom Moore to approve the submission. Motion carried unanimously.

G. PRIOR OWNER/BAD DEBT WRITE-OFFS

Motion was duly made by Sue Fanello and seconded by Tom Moore to approve write off of the following accounts:

Account	Amount
46590	\$3,243.16
46530	\$10,950.41
46811	\$4,921.90
46096	\$9,766.52
46059	\$4,572.16
46287	\$7,859.09
46608	\$8,002.67
46849	\$8,847.04
46841	\$3,879.65
46615	\$2,494.80
47220	\$10,869.78
46597	\$2,445.08
46580	\$6,310.81
47127	\$3,850.22
46330	\$4,237.34

H. DELINQUENCY REPORT

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

Account
46302
46051
46204
63525
64095

Motion carried unanimously.

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NEXT

MEETING

The next regular meeting of the Board of Directors will be held on October 21, 2013, at 6:30 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 9:15 P.M.

ATTEST

Respectfully submitted by, Allison Muscat, Community Manager

MINUTES APPROVED BY THE BOARD OF DIRECTORS ON OCTOBER 21, 2013

“The Consent Calendar is herein attached and shall become a part of these minutes”

AMERIGE HEIGHTS COMMUNITY ASSOCIATION

AUGUST 26, 2013

CONSENT CALENDAR

- A. BE IT RESOLVED, that the Board Meeting Minutes of June 17, 2013 are approved as written;
- B. BE IT RESOLVED, that the financial statement for the period ending June 30, 2013;
- C. BE IT RESOLVED, that the Cost Center financial statements for the period ending June 30, 2013;
- D. BE IT RESOLVED, that the financial statement for the period ending July 31, 2013;
- E. BE IT RESOLVED, that the Cost Center financial statements for period ending July 31, 2013.