

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION  
JANUARY 23, 2006**

**MINUTES**

**NOTICE** Upon due notice given and received, the regular meeting of the Board of Directors of Amerige Heights Community Association was held on January 23, 2006 at 6:00 PM at Robert C. Fislser School located at 1350 Starbuck, Fullerton, California.

**PRESENT** Mark Elliott, President  
Michele Mulich, Vice President  
John Chen, Treasurer  
Andy Cook, Director

Gerri Ann Vagadori, Action Property Management, Inc.  
Erika Smith, Action Property Management, Inc.  
Diana B. Mattar, Action Property Management, Inc.

Katie Janics, Harle, Janics & Kannen

**ABSENT** Pete Noyes, Secretary

**CALL TO ORDER** The General Session was called to order at 6:13 PM by Mark Elliott.

**CONSENT CALENDAR** Motion was duly made, and seconded, to approve the Consent Calendar of January 23, 2006 as presented. Motion carried unanimously.

**COMMITTEE**

**UPDATE** The Neighborhood Watch Committee received a request to raise a portion of the wall on 2095 Christie due to a recent burglary. Motion was duly made and seconded to table this item and to notify the homeowner regarding the upcoming patrol service and lighting options. Motion carried unanimously.

The Parking Committee received a request from homeowner, Peter Park of 1417 Stein-Strauss, to implement a permit program on his street to prevent apartment residents from outside of the community from parking on Stein-Strauss and neighboring streets. In addition, he requested that vehicles should be towed when no permit is present. Motion was duly made and seconded to table this item until the original permit program and parking rules have been implemented. The Board will re-evaluate the need to extend the permit program to other streets within the community at a future Board Meeting. In addition, a survey will be

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sent to Talmedge homeowners regarding their interest in implementing a permit program for their surrounding streets. Motion carried unanimously.

**PARKING &  
VEHICLE CONTROL  
REGULATIONS**

The Board reviewed all comments received by homeowners regarding the first draft of the Parking & Vehicle Control Regulations that was mailed to members for a thirty (30) day review and comment period. Motion was duly made and seconded to approve the Parking & Vehicle Control Regulations as presented. Motion was duly made and seconded to approve the proposal submitted by Patrol One for two (2) inspections per day in the amount of \$476.00 per month. One inspection should be performed between 9:00 a.m. to 3:00 p.m. and a second inspection to be performed in the evenings. Motion was duly made and seconded to purchase 300 of the Stock Large 1-Color Plastic Hang Tags at a cost of \$315.00. Motion was duly made and seconded to send a survey to Talmedge homeowners regarding their interest in implementing a permit program for the streets in the Talmedge tract. Motion carried unanimously.

**FOR SALE/LEASE  
& OPEN HOUSE  
RULES & REGULATIONS**

The Board reviewed all comments received by homeowners regarding the first draft of the For Sale/Lease & Open House Rules & Regulations that was mailed to members for a thirty (30) day review and comment period. Motion was duly made and seconded to approve the For Sale/Lease & Open House Rules & Regulations as presented. Management will mail out the approved For Sale/Lease & Open House Rules & Regulations to all homeowners. Motion carried unanimously.

**STREET  
SWEEPING**

**PROPOSAL** Management presented street sweeping proposals from All-Star Sweeping and Bill's Sweeping for Board review and consideration. Motion was duly made and seconded to table this item and to re-evaluate at a future time. Motion carried unanimously.

**MBK HOMES' REQUEST  
FOR LIGHT ON HUGHES**

Management presented a second request from MBK Homes to remove a street light on Hughes Drive near Starbuck Street. The original request was to relocate the light to a different location on Hughes, which the Board approved prior to the meeting. Motion was duly made to table this item until a meeting is conducted with a Board representative, Management and MBK Homes to review possible

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locations for this light and City approval is obtained. Motion carried unanimously.

**LANDSCAPE  
PROPOSALS**

Management presented nine (9) landscape proposals from Villa Park Services for Board review and consideration. Many of the proposals were resulting from landscape inspection performed by Management. Other proposals were for tree damage due to wind and an upgrade on an irrigation controller. Motion was duly made and seconded to accept proposal 1, 7 and 8 using operating funds from Amerige Heights, proposal 2 and 9 (option 1) using reserve funds from Amerige Heights, proposal 4 using reserve funds from Amerige Heights Cost Center and proposal 5 and 6 using operating funds from Amerige Heights Cost Center. However, proposal 6 will be completed in four (4) phases. Only the first phase work has been approved. Motion was duly made and seconded to table proposal 3. Motion carried unanimously.

**AMERIGE HEIGHTS DUES  
FOR SUB-ASSOCIATIONS**

Management presented a correspondence from Lori Smiley who is an Amerige Heights homeowner and President of the Gallery Walk Board of Directors. Ms. Smiley was present at the meeting where she presented to the Board her concerns and requests regarding the Master Association assessments. She stated that the Gallery Walk, Plaza Walk and Studio Walk homeowners are questioning the amount they pay in Master Association assessments. According to Ms. Smiley, the homeowners including her, felt that they should not be paying the same amount as the rest of the Amerige Heights homeowners because they already pay separate dues within their sub-association. Ms. Smiley has noted that Gallery Walk Corporation pays for the maintenance of their private streets, sidewalks and mailboxes. In addition, Gallery Walk pays for their own Patrol Service. Motion was duly made and seconded to direct the Association attorney to conduct further research in the Master Association's authority over the sub-association if patrol service was taken over by the Master Association. Motion carried unanimously.

**INSTALLATION**

**OF VINES** Management received a correspondence from homeowner Jennifer Fletcher of 1342 Verry Street in regards to individuals using the basketball courts at Fisler School during the evenings. Ms. Fletcher lives across the street from the basketball courts where the noise from the use of the courts can be heard. According to Ms. Fletcher, the Association's lights located on a nearby sidewalk shine on the courts allowing individuals to utilize the courts in the evening. Ms. Fletcher is requesting the Association install vines to wrap around the wrought iron gate adjacent to the courts to block the light. Management presented a proposal submitted by Villa Park Services for the installation of vines in this area.

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Motion was duly made and seconded to deny Mr. Fletcher's request to install vines on the wrought iron gate. However, the Board recommended looking into a screen for the lights. Motion carried unanimously.

**INSTALLATION  
OF STEPPING STONES**

Management received a correspondence from homeowner Jamie Kwon of 1302 Hewitt Court in regards to the common area landscaping directly in front of the side gate leading to the alleyway. According to Ms. Kwon, the plant material installed in this area and the lack of hardscape create an inconvenience to her when she enters and exits using this gate, especially when taking out her trash receptacles. Ms. Kwon would like to request that the Association install wide, flat stepping stones in this area to form a path way that is easier to use. Motion was duly made and seconded to table this request until the Association's attorney is able to confirm any liability issues, if any, on having homeowners install their own stepping stones in the common area surrounding their property. Motion carried unanimously.

**NEXT**

**MEETING** The next meeting of the Board of Directors will be held on Monday, April 24, 2006 at the Fisler School in Fullerton, California.

**ADJOURN** There being no further business to come before the Board of Directors; the meeting of the Board of Directors was adjourned at 8:30 PM.

**ATTEST** Respectfully submitted by Gerri Ann Vagadori, Community Manager

**APPROVED**

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Mark Elliott, President, Chairman of the Meeting

**SECRETARY'S CERTIFICATE**

I, Pete Noyes, the duly Appointed and Acting Secretary of Amerige Heights Community Association, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors January 23, 2006 as approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

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Pete Noyes, Secretary