

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION
APRIL 23, 2007**

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 April 23, 2007 at the Robert C. Fisler School in the city of Fullerton, California.

CALL TO ORDER The meeting was called to order at 6:35 P.M. by Mark Elliot, President.

PRESENT Mark Elliott, President
Michele Mulich, Vice President
John Chen, Treasurer
Tom Moore, Director
Shi-hwa Yuan, Secretary

Allison Muscat, Action Property Management, Inc.
Carolyn Wisbey, Action Property Management, Inc.

ABSENT John Chen, Treasurer

CONSENT CALENDAR A motion was duly made and seconded to approve the Consent Calendar in its entirety. Motion carried unanimously.

STEPPING STONES

STONEY-BROOK In consideration of a homeowner request, 1302 Hewitt Court, the Board has investigated the responsibility and liability associated with installation of stepping stones within the Stoneybrook Community.

Motion was duly made and seconded to issue a violation letter with legal agreement to all homeowners in regards to the installation of stepping stones within the Stoneybrook Community. All homeowners shall be asked to sign the responsibility agreement. Otherwise, they must remove their stepping stones. Motion carried unanimously.

**COMMON AREA
MAINTENANCE**

PROPOSAL Pursuant to the maintenance schedule and recommendations provided by ProTec Building Services in their Annual Maintenance Inspection of May 2006, Management has obtained proposals for maintenance in the

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS – PAGE 2**

following areas:

Area/Item	ProTech Building Services
Playworld Train	\$795.00
Playworld Park Sign	N/A
Playworld Hyper ray Climber	\$659.00
Basketball Poles	\$150.00
Decorative Wood Trellises	\$963.00
PRI Park Gazebos	\$875.00
Steel/Wood Picnic Tables	\$495.00
Park Benches	\$465.00
Steel Trash Receptacles	\$295.00
Steel Bollard Lights	\$80.00
TOTAL	\$4,777.00

This item was tabled pending receipt of bids for maintenance contract.

**TRASH
RECEPTACLE**

Management observed that the corner of Benchley and Beazley Court tends to have more trash due to the students from the high school walking thru this portion of the community. The trash bin at Gardner Park, Hetebrink/Benchley is consistently full and trash is strewn about the common area.

Motion was duly made and seconded to request that the school chain a trash bin to the fence, on the border of school property. Motion carried unanimously.

**REQUEST FOR
SPEED
BUMPS**

Management has received requests from three (3) homeowners requesting the Association consider installation of speed bumps on the high traffic, private streets within Amerige Heights. The Board has approached the City and Fire Department but was denied support in installing speed bumps. Management is attempting to contact the city traffic engineer to obtain recommendations in writing.

**DRAFT
AUDIT**

Schonwit & Associates, a CPA firm, has prepared a Draft Audit for the Association's fiscal year end December 31, 2006. Motion was duly made and seconded to approve the Draft Audit pending review by Mark Elliot, President.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS – PAGE 3**

**VILLA PARK
PROPOSALS**

Villa Park has provided proposals for Landscape improvements throughout the community as follows:

Area	Cost
Color change at round-abouts	\$1,800.00
McClanahan Park	\$85.00
Mackey Park	\$46.50
Gardner Park	\$330.00
Perimeter	\$1,425.00
McDurmont Park	\$2,750.00
Burdorf Park	\$607.50
Holcomb Park	\$1,040.50
Round-abouts throughout	\$525.00
Benchley, Mulville, Catlin, Armijo, and Sheddon	\$988.00
Total Master Improvements	\$9,597.50
Stoneybrook Improvements	\$3,433.00
Total Cost Center Improvements	\$3,433.00

Motion was duly made and seconded to approve all proposals provided by Villa Park for landscape improvements. Motion carried unanimously.

**THREE (3)
YEAR**

PROXY Motion was duly made and seconded to approve the Three (3) Year Proxy.

**RESERVE STUDY
PROPOSALS**

Management has requested proposals for a Reserve Study to be conducted for Amerige Heights Master and Cost Center. Motion was duly made and seconded to conduct the Reserve Study without an on-site inspection by the Analyst. This matter will be tabled until further bids can be obtained.

ARCHITECTURAL

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS – PAGE 4**

SUBMISSIONS

Address	Description	Accepted
1840 Gilman St.	Add matching stacked stone to front of house	X
2046 Perkins St.	Garage door replacement	X
1783 Catlin St.	Extension/Add on	X

Motion was duly made and seconded to approve all architectural submissions.

**DELINQUENT
ACCOUNTS**

In accordance with the Association's Collection Policy, a lien should be filed against the unit for delinquent assessments, late charges, and the costs of collection.

A motion was duly made and seconded to file a lien on account #1613926771.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645864081.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645871391.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1613817711.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1628111901.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1613940352.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1628143671.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1628152571.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1613657441.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645864131.
Motion carried unanimously.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS – PAGE 5**

A motion was duly made and seconded to file a lien on account #1645864222.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1620735072.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645869821.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645861191.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645861331.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1645861321.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1613926432.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1636747402.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1628128903.
Motion carried unanimously.

A motion was duly made and seconded to file a lien on account #1628192642.
Motion carried unanimously.

**OPEN
FORUM**

There were approximately eight homeowners present at the meeting to discuss community questions and concerns. Items discussed include the following:

- Break-ins on Catlin, homeowner called the police department.
- Homeowner reported kids doing drugs on Verry Street. Police department told them would not investigate the issue because it is a private street.
- Many homeowners are receiving the same answer: when contacting the police regarding various issues, the police department informs the homeowner they will not come out to investigate due to they live on private streets.
- Picnic table at Gardner Park is missing bolts.

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS – PAGE 6**

- Homeowner at 1810 Chilton is not on the safe list to park within the community. (Silver Ford F150). However, there are no required permits to park within the Stoneybrook area.
- Follow up with MG Disposal on Stoneybrook pick up location, can we possibly move the trash pick-up to rear of the home instead of along the street.
- Mike Cole is thinking about putting funds towards the gate around the school.
- Arborland is to remove the Christmas tree that is still on the roof.
- Mello roos question-does existing homeowners policies change when the new town homes are built? Management is going to contact the city for advice.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 8:45 PM.

APPROVED BY THE BOARD OF DIRECTORS ON JULY 23, 2007