

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION
APRIL 24, 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 April 24, 2006 at 6:00 PM at Robert C. Fisler School located at 1350 Starbuck, Fullerton, California.

PRESENT Mark Elliott, President
Michele Mulich, Vice President
John Chen, Treasurer
Douglas Kim, Secretary

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

Jackie Pearce, Fisler School
Patricia Godfrey, Fisler School
Cameron McCunn, Fisler School

Mike Cole, Developer
Pete Noyes, Sun Cal
Wayne Fraser, Mesa Construction
Vicki Green, Sheldon Group

Dave Cisneros, Greenfield Communications

ABSENT Johnny Koo, Secretary

CALL TO ORDER The General Session was called to order at 6:02 PM by Mark Elliott.

CONSENT CALENDAR Motion was duly made, and seconded, to approve the Consent Calendar of April 24, 2006 as presented. Motion carried unanimously.

COMMITTEE UPDATE

9 AM – 3 PM PARKING RESTRICTION

The Board discussed the implementation of the parking restriction on Ward Street, McGarvey Street and Nicolas Way effective April 1, 2006. The restriction

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prohibits vehicles from parking on a portion of these streets from 9:00 a.m. to 3:00 p.m. without a valid parking permit which are provided to homeowners upon request. Management informed the Board that no requests have been received to extend the restriction to other areas. Management also noted that these streets are no longer congested with vehicles. Board Member, John Chen, noted there were a few more vehicles on Northam Street since the parking restriction program was implemented. However, it was not significant to add Northam Street to this program. Motion was duly made and seconded to table this item until additional feedback is received from homeowners. Motion carried unanimously.

**PARKING RESTRICTION
IN TALMEDGE**

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. This item was discussed and tabled at the January 23, 2006 Board of Directors Meeting until additional homeowner feedback is received. Management was directed to mail a survey to homeowners living in the Talmedge tract regarding their interest for such a program. At the time of the April 24, 2006 Board of Directors meeting, Management received eleven (11) surveys which were presented to the Board for review and consideration. Seven (7) surveys showed interest in a parking program in this area while four (4) surveys showed no interest. Motion was duly made and seconded to table this item until additional feedback is received from homeowners. Motion carried unanimously.

STONEYBROOK

PARKING The Parking Committee received a request from homeowner, John Lew of 1837 Carpenter Court, requesting that additional parking stalls be added around the Stoneybrook community. He specifically requested that the Board increase the parking stalls from four (4) to six (6) on Benchley Street and Burdorf Court and from six (6) to ten (10) at Beazley Court. In addition, he requested that lines be painted to separate the parking spaces. Due to City restrictions and the cost for such modification a motion was duly made and seconded to deny Mr. Lew's request to add additional parking stalls in the Stoneybrook tract. Motion was duly made and seconded to approve Mr. Lew's request of stripping the parking spaces. Motions carried unanimously.

FISLER SCHOOL

FENCING

Dr. Cameron McCune and Dr. Patricia Godfrey, from the Fullerton School District, and Ms. Jackie Pearce, Fisler School Principal attended the Board of Directors meeting to discuss the status of the fencing surrounding the Fisler School. Dr. McCune explained that the school is able to install a chain-link fence. However, there is a desire to install an upgraded fence that would compliment the aesthetic

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look of the community. The cost of the upgraded fence is estimated to be an additional \$20,000. The school is requesting that the Amerige Heights Association help fund this cost. Management and the Board explained that these funds can not directly come from the Association because it is not a budgeted Association expense. However, if Amerige Heights homeowners want to help in funding for an upgraded fence, they can do so. It was suggested that a committee be formed to come up with ideas to raise funds for this project. Homeowners at the meeting expressed their interest in participating in such committee. Management will provide the names of these volunteers to Ms. Pearce after the meeting. At that time, the school will be responsible for contacting the volunteers and scheduling meeting times.

**SUBSIDIZING SUBASSOCIATION'S
PATROL COSTS**

Management provided the Board a correspondence from the Association attorney, Katie Janics, in regards to subsidizing Subassociations' patrol costs as discussed during the January 23, 2006 Board Meeting for Board review and consideration. This request was initially brought up by Lori Smiley, the current Board President of Gallery Walk. Ms. Smiley was representing all the Subassociations in Amerige Heights with this request. Ms. Janics described two options the Board can take if the Board believes that the Master Association patrol service expense does not benefit, or disproportionately benefits, the members of the Subassociations. One option is to create a Designated Service Area to include the entire Community without the Subassociations. Only the members of the Designated Area would be assessed the expense. The second option is for the Master Association to reimburse the Subassociations the costs that are both common expense of the Master Association and Subassociations. Ms. Janics noted that before an option is selected, the Board must first determine if the patrol service expense does not benefit, or disproportionately benefits, the members of the Subassociations. Motion was duly made and seconded to determine that the Master Association patrol service benefits all homeowners in the Amerige Heights community equally. Therefore, the Board will not proceed with either option mentioned above. Motion carried unanimously.

**STREET
SWEEPING**

Management presented street sweeping proposals from All-Star Sweeping and Bill's Sweeping for Board review and consideration. It was noted that the City of Fullerton currently sweeps the public streets in the Amerige Heights Community once a week. Motion was duly made and seconded to approve the proposal by Bill's Sweeping for a monthly street sweeping at a cost of \$500 per month. Motion carried unanimously.

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ADDITIONAL

STOP SIGNS At the January 23, 2006 meeting, the Board received a request from a homeowner in attendance for the addition of two (2) stop signs near Omalev Park. The homeowner would like the first stop sign to be installed on Sheddon Street at Catlin Street and a second stop sign on Armijo Street at Catlin Street. Motion was duly made and seconded to table this item until Management contacts Mark Miller, from the City of Fullerton, to determine the reason for the lack of stop signs at these two (2) locations and other similar intersection throughout the Amerige Heights Community.

**COMMON AREA
INSPECTION**

Management presented two (2) proposals for a common area inspection. Per the Association's CC&R's, Section 4.8.4, the Association is required to conduct an inspection of the Master Common Area and Improvements every three (3) years. This common area inspection is different from the Reserve Study as the purpose is not to determine useful life and appropriate amount of reserves, but rather to identify and monitor any problems, defects and any maintenance that needs to be performed as of the day of the inspection. Motion was duly made and seconded to approve the proposal provided by ProTec at a cost of \$1,565.00. Motion carried unanimously.

JANITORIAL SERVICE

PROPOSAL During property inspections, Management noticed that many of the bollard lights were extremely dirty. For this reason, Management presented a proposal from Personal Touch for the cleaning of light fixtures throughout Amerige Heights. In addition, Personal Touch also provided a proposal for the cleaning of all common areas. This included common area walkways, benches, tables, pads, tot lot equipment, etc. This cleaning has never been done since the completion of the community. Motion was duly made and seconded to approve the proposal from Personal Touch for a one-time cleaning of bollard fixtures at a cost of \$3.50 per bollard and common area cleaning at a cost of \$1,790.00. Motion carried unanimously.

**LANDSCAPE
PROPOSALS**

Management presented two (2) proposals provided by the Association landscape vendor, Villa Park Services, for the installation of colored annuals in the roundabouts and entrances. For the roundabouts, the plants will be colored annuals that have an average life span of about one (1) year such as Begonias. For the planter beds at the entrances, the suggested plant material has a longer life span of about two (2) to three (3) years. Motion was duly made and seconded to approve the landscape proposal for the roundabouts and entrances. Motion carried unanimously.

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**NEW ELECTION
VOTING RULES**

As a result of new 2006 legislation, Management presented a draft of revised Election Rules for the operation of the Association's Annual Meeting of the Membership. Many changes in the process of elections are required. The revised Election Rules are in-line with the new legislation. Motion was duly made and seconded to accept the revised Election Rules as presented. Motion carried unanimously.

TOWING REIMBURSEMENT

REQUESTS Management presented correspondences from three (3) homeowners requesting that the Board reimburse them for the towing expense that they have incurred for the violation of parking within fifteen (15) feet of the fire hydrant. In addition, all three (3) homeowners requested that the Association paint the curbs red where fire hydrants are located so that there is no confusion with the fifteen (15) feet requirement. The two (2) homeowners on 2141 and 2147 Evans Street, who are neighbors, also requested that the curb in front of their homes be granted an exception to the fire hydrant rule due to the location of the fire hydrant in respect to the parking space in front of their homes. Motion was duly made and seconded to deny the reimbursement request from 2141, 2147 and 2273 Evans Street due to the California Vehicle Code 22514 that states "no person shall stop, park, or leave standing vehicles within 15 feet of a fire hydrant. In addition, a draft of the Parking and Vehicle Control Regulations were mailed to homeowners for a thirty (30) day review and comment period. No such comments in regards to parking near a fire hydrant were returned to Management. The final version of the rules was also mailed out. Motion was duly made and seconded to deny the homeowners' request to red curb these areas due to the City's original plans. Motion was duly made and seconded to deny the request from 2141 and 2147 Evans Street to allow an exception to this rule for the fire hydrant location in front of their property. Motions carried unanimously.

COMMUNITY CENTER

CONCEPT Representative from the Developer attended the Board Meeting to present a concept of a community center they would build for the Association. The Developer is proposing to build a community center next to McDermont Park at no cost to the Association in exchange for building town homes on the empty lot adjacent to Hydroflow. The Developer is asking for the Board's support by providing a letter that they could take to the City. Motion was duly made and seconded to instruct Management to discuss this matter with the Association attorney and provide advice on this letter. Once the Attorney signs off, the Board will provide signed letters to the Developer.

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LIEN FILING

Management presented nine (9) homeowner accounts that are awaiting Board approval to move forward on filing a lien or pre-lien.

Motion was duly made and seconded to file a lien against homeowner account #111-1636725052.

Motion was duly made and seconded to file a lien against homeowner account #111-1614055091.

Motion was duly made and seconded to file a lien against homeowner account #111-1613658051.

Motion was duly made and seconded to file a lien against homeowner account #111-1628182111.

Motion was duly made and seconded to file a lien against homeowner account #111-1628151233.

Motion was duly made and seconded to file a lien against homeowner account #111-1614010231.

Motion was duly made and seconded to file a lien against homeowner account #111-1613657441.

Motion was duly made and seconded to file a lien against homeowner account #111-1628132322.

Motion was duly made and seconded to file a lien against homeowner account #111-1628192772.

Motions carried unanimously.

WRITE OFFS

Management presented four (4) accounts that had existing delinquent amounts that required Board approval for write off. The prior homeowners had sold the property and new accounts were set up for new homeowners.

Motion was duly made and seconded to write off the amount of \$128.58 for the account #111-1613523651.

Motion was duly made and seconded to write off the amount of \$115.35 for the account #111-1613803791.

Motion was duly made and seconded to write off the amount of \$115.29 for the account #111-1620735062.

Motion was duly made and seconded to write off the amount of \$126.21 for the account #111-1628164501.

Motions carried unanimously.

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**GREENFIELD
NEW SERVICES**

Dave Ciseneros, from Greenfield Communications, attended the Board Meeting to answer any questions homeowners may have in regards to their internet service. He also spoke about Greenfield's new digital voice telephone service that will be rolled out to Amerige Heights homeowners. The monthly cost for this service is a flat rate of \$29.95 per month with a one-time installation and setup charge of \$29.95. Other options features are available at additional costs.

**NEXT
MEETING**

The next meeting of the Board of Directors will be held on Monday, July 24, 2006 at the City of Fullerton Library 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 8:20 PM.

ATTEST

Respectfully submitted by Gerri Ann Vagadori, Community Manager

APPROVED

Minutes approved by the Board of Directors on July 24, 2006.