

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 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 July 23, 2007 at Fullerton Public Library.

CALL TO ORDER The meeting was called to order at 6:15 P.M. by Mark Elliot, President.

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

Allison Muscat, Action Property Management, Inc.
Monica Alvarado, Action Property Management, Inc.
Two members from Development Company
Two members from the City of Fullerton

Three (3) homeowners

ABSENT John Chen, Treasurer

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

UNFINISHED BUSINESS Maintenance Contract Proposal
Motion was duly made, seconded and carried unanimously to accept CPR's proposal of \$3,258.00. Management suggested creating a new GL line item for that item.

Reserve Study Proposals
Motion was duly made, seconded and carried unanimously to accept the proposal from Trower and to conduct an onsite inspection for \$1,600.00. It will be expended from Reserve Study line item 6720.

NEW BUSINESS Slurry Seal Proposals
Motion was duly made, seconded and carried unanimously to approve the proposal by Quickel Paving in the amount of \$45,790.00, and also check on the warranty on the striping. Funds will be expended out of Reserve line item 9660, Streets, Drives, Concrete Walks.

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Playground Safety Inspection Proposal

Motion was duly made, seconded and carried unanimously to approve Playground Services Company to conduct the annual inspection for the amount of \$3,534.00.

Street Cleaning Service Increase Proposal

Proposal was reviewed and tabled for the moment pending other bids.

Landscape Maintenance Increase

Management presented the increase from Villa Park Landscape with a 4% increase at the amount of \$22,310.00. The increase will be effective January 1, 2008. At this time the Board wishes to table this and receive more bids.

McDermott Park Plant Material Proposal

Management presented a proposal from Villa Park to add plant material. The proposal to include three- 5 gallon Escallonias, and seven- 15 gallon white Alder trees. The total amount would be \$641.00. Motion was duly made, seconded and carried unanimously to accept this proposal.

Repair Block Wall Proposal

Management presented a proposal from CPR Construction to repair the perimeter block wall on the interior side of 1895 Catlin in the amount of \$885.00. Motion was duly made, seconded and carried unanimously to accept the proposal.

Post Orders Update

At this time the Board wishes to table it and review it and we will discuss it at the next meeting.

Adoption of Annual Maintenance Calendar

Motion was duly made, seconded and carried unanimously to accept the Annual Maintenance Calendar for 2008.

Document Review of the Design Review Guidelines

Management had enclosed the Design Review Guidelines for the Board to review. At this time, the Board requests that Management is to propose the changes to the Board.

Homeowner Request- 2291 Root Street

The homeowner is requesting a replacement of the tree in front of his home. Villa Park already replaced the original tree due to poor health and feels like this is a better tree. Motion was duly made, seconded and carried unanimously to deny the homeowners request.

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Homeowner Request- 1828 Catlin Street

The homeowner requested reimbursement for the hours used for a sewer emergency invoice. The homeowner called Norwalk Plumbing to provide service due to a sewer backup. This motion has been tabled at the moment until further investigation.

Delinquent Accounts and Lien Filings

Management presented several lien accounts to the Board. The Board had accepted all of them.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613817671.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628131391.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613711001.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613661341.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628148642.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645866371.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645864222.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628148652.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628111632.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628148332.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1620735073.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613719311.

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Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628131421.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1614010761.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628151301.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613940372.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628164542.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628128852.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645869981.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645801031.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628132353.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613719441.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628132341.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628151251.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1614324072.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1636790442.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613646192.

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Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645869961.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645861181.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613940363.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1636714254.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613625291.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613714111.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1622010071.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613658071.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1645864171.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613803532.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613552982.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1628111522.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1636725123.

Motion was duly made, seconded and carried unanimously to approve the pre-lien on account #1613657442.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1613510041.

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Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1620544061.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1620544061.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628164022.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1636714273.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628192642.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1614332262.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628143401.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1613660401.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1613660433.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628131432.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1645881501.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628111383.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628132221.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628128842.

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Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628128942.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628131443.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1613830204.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628111471.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1645866281.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628132322.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1628192642.

Motion was duly made, seconded and carried unanimously to approve the lien pending resolution on account #1620744162.

OPEN FORUM

One homeowner was present with two issues. One was regarding the towing of his vehicle, the second item regarding where to put the trash out now. Stoneybrook, the trash was supposed to be moved out behind the garage now instead of along the street. The City and the developer were present in discussing the community center being built on Amerige Heights.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:25 PM.

NEXT MEETING

The next meeting will be on October 23, 2007 at Fisler Elementary School.

APPROVED BY THE BOARD OF DIRECTORS ON OCTOBER 22, 2007