

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION
JULY 24, 2006**

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 24, 2006 at the Fullerton Public Library in the city of Fullerton, California.

CALL TO ORDER The meeting was called to order at 6:05 P.M. by President Mark Elliot.

PRESENT Mark Elliott, President
Michele Mulich, Vice President
John Chen, Treasurer

Julie Mckenna, Action Property Management
Gerri Ann Vagadori, Action Property Management
Diana Mattar, Action Property Management

ABSENT Douglas Kim, Secretary
Johnny Koo, Director

CONSENT CALENDAR A Motion was duly made by Michele Mulich, and seconded by Johnny Chen to approve the Consent Calendar in its entirety. Motion carried unanimously.

STONEYBROOK

PARKING Following discussion, the Board requested that Management create a poll to be provided to the homeowners in Stoneybrook, requesting input as to whether they would agree to a Special Assessment to install stepping stones behind each residence.

TREE

TRIMMING The Board reviewed proposals from Villa Park Tree Trimming Service in the amount of \$12, 970 for 2006 tree trimming and \$14,830 for 2007 tree trimming. A Motion was made by Mark and seconded by John to approve the total proposal.

WORKERS

COMP The Board reviewed a proposal to renew the Association's worker's comp insurance. total annual premium of \$870.00. Following discussion, a motion was made, seconded and carried unanimously to approve the proposal as presented.

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THREE YEAR

PROXY Management advised the Board that in order to achieve quorum for the association's Annual Meeting, it would be recommended to forward a three year proxy to the community members. Following discussion, a motion was made, seconded, and carried unanimously to approve the three year proxy being created and sent to the homeowners.

RODENT

CONTROL The Board reviewed a request for rodent control within the community. The issue was tabled at this time. Director John Chen to contact Vector Control for additional information to be provided to the Board.

LIGHTING

CONTRACT The Board reviewed proposals for monthly maintenance for lighting throughout the community. Following discussion, motion was made by Mark Elliot, and seconded by John Chen to approve the proposal from Tri-County Lighting Service to be twice per month. Motion carried unanimously. The Board requested that Management forward a termination letter to Sundown Lighting, effective 9/1/06.

LIEN

APPROVAL Per the Association's Assessment Collection Policy, a lien should be filed against specific residences who are delinquent in their homeowner assessments.
Account #16228128821 – Motion made, seconded, and carried unanimously to file a lien.
Account #1614056071 - Motion made, seconded, and carried unanimously to file a lien.
Account #1622011302 - Motion made, seconded, and carried unanimously to file a lien.
Account #1628101862 - Motion made, seconded, and carried unanimously to file a lien.
Account #1613813341 - Motion made, seconded, and carried unanimously to file a lien.
Account #16228131041- Motion made, seconded, and carried unanimously to file a lien.
Account #1628132352- Motion made, seconded, and carried unanimously to file a lien.

BOARD

WRITEOFF The Board reviewed the delinquency report. Following discussion, a motion made, seconded, and carried unanimously to write off a balance in the amount of \$120.00 for Account #1613646171.

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BUDGET

DRAFT

The first draft of the 2007 Fiscal Year Budget was provided to the Board for review. Following discussion, the motion was made by Mark Elliot, seconded by Michele Mulich to approve the proposed assessment in the amount of \$128.00. Motion carried unanimously. The Board requested that the lighting contract amount be adjusted, trash pick up added and water cost and office supplies reviewed. The Final budget to be provided to the Board via email for approval prior to mailing in November. In addition, the Board requested that Management request a proposal from Personal Touch Cleaning to complete trash pick up throughout the community on a regular schedule.

LANDSCAPE

The Board expressed concerns to Management with regard to a level of service being provided by Villa Park Landscape. Following discussion, the Board requested that Management draft a letter to be forwarded to Villa Park, advising of the Board's concerns.

NEWSLETTER

The Board requested that the following items be included in the September newsletter to be mailed with the billing to the members:
Announcement of the Board Members and announcement of new management representative from Action Property Management.

BOARD APPOINTMENT

A motion was made by Mark Elliot and seconded by John Chen to appoint Tom Moore to the Board of Directors. Motion carried unanimously.
A motion was made by Michele Mulich and seconded by John Chen to appoint Amy Liang to the Board of Directions. Motion carried unanimously.

OPEN

FORUM

The following topics were discussed during Open Forum:
Fencing around school
Billing
Landscape Service
Rodent Control
Community Center

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:42 PM.

APPROVED

Mark Elliott, President, Chairman of the Meeting

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SECRETARY'S CERTIFICATE

I, the 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 July 24, 2006 as approved by the Chairman of the Meeting.

Dated: _____

Secretary