

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION  
OCTOBER 23, 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 October 23, 2006 at the Robert C. Fisler School in the city of Fullerton, California.

**CALL TO ORDER** The meeting was called to order at 6:21 P.M. by Mark Elliot, President.

**PRESENT** Mark Elliott, President  
Michele Mulich, Vice President  
John Chen, Treasurer  
Tom Moore, Director

Allison Muscat, Action Property Management, Inc.  
Gerri Ann Vagadori, Action Property Management, Inc.

**ABSENT** Shi-hwa Yuan, Secretary

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

**COMMUNITY CENTER UPDATE** Joel Rosen, from the City of Fullerton, was present to update the Board and community members of the status of the Amerige Heights Community Center. Joel expressed the City's concern that they do not have enough funding to complete the community center in a manner which would be self-sustaining at this time. Builder, Sheldon Group, was also present to discuss a new proposal for the radar site and community center property. Sheldon Group Representative, Mike Cole discussed an option for the Sheldon Group to potentially contribute to or build a smaller scale community center at approximately 2,000 square feet that would ultimately be annexed to the association of Amerige Heights to run and maintain. The Amerige Heights Board encouraged Sheldon Group to submit their proposal to the City of Fullerton and discussions will continue.

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

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- Landscape, Peppertree at roundabout needs replacing. Management confirmed this item is on the agenda for tonight's meeting.
- Homeowner reports lights in Town Center are off by 8:30 P.M. Can Management contact the Management company for a retail center.
- Homeowner expressed concerns of no landscaping at a neighbor's house on her street. The Board explained the non-compliance process and that these homes were in that process.
- Homeowner expressed concerns of homeowner renting rooms out to many tenants. This may create a parking issue. Board expressed that there's a City ordinance that may be of assistance to them, however, the association has no authority.
- Homeowner expressed concerns over parking issues due to homeowners not parking in their garage.

**VILLA PARK**

**LANDSCAPE** Villa Park representative, Daniel Gutierrez, was present at the meeting to discuss condition of landscape and plans for Spring and Summer maintenance.

**PEST CONTROL**

**PROPOSAL** The Board has considered the need for additional pest control services. Management submitted a proposal by Newport Exterminating for additional monthly service to control rats and mice throughout the community. However, the Board has expressed that the primary concern reported was possums. The Board and Management discussed that possums are protected animals and would require trapping and relocation.

Motion was duly made and seconded to deny the proposal submitted by Newport Exterminating for increased pest control service. Further, the Board will review pest control needs should additional reports be submitted by homeowners. The motion carried unanimously.

**STEPPING STONES-  
STONEYBROOK**

In consideration of a homeowner request at 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 table a decision on installation of stepping stones within the Stoneybrook Community. Further, the Board directs Management to obtain a recommendation letter from Association Attorney, Katie Janics on this issue. The motion carried unanimously.

**2007 BUDGET** Management submitted the final draft for the 2007 Fiscal Year Budget for the Board's review. This Budget includes an assessment increase in dues from \$120.00 to \$128.00 for the Amerige Heights Operating Budget and an increase

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from \$50.00 to \$58.00 for the Cost Center Budget. Motion was duly made and seconded to approve the 2007 Fiscal Year Budget as presented. The motion carried unanimously.

**2006 RESERVE**

**STUDY**

Management submitted draft reserve analysis study for the Fiscal Year beginning January 2007. Motion was duly made and seconded to accept the reserve study as presented. Motion carried unanimously.

**ANNUAL**

**MEETING**

Management presented an outline of the decisions required by the Board of Directors for scheduling and preparation for the Annual Meeting. The following items were duly motioned and seconded for the Annual Meeting:

- Item 1: Motion was duly made and seconded to schedule the Annual Meeting of the Membership for Monday, January 22, 2007. Motion carried unanimously.
- Item 2: Motion was duly made and seconded to not conduct a regular meeting prior to the Annual Meeting. Motion carried unanimously.
- Item 3: Motion was duly made and seconded to direct Management to send and request for candidates to all members and to accept into nominations all candidates whose statements are received by the deadline. Motion carried unanimously.
- Item 4: Motion was duly made and seconded to hold suspension hearings prior to the Annual Meeting. Motion carried unanimously.
- Item 5: Motion was duly made and seconded to not set a record date of ownership. Motion carried unanimously.
- Item 6: Motion was duly made and seconded by Board member John Chen to cumulate votes. Motion carried unanimously.
- Item 7: Motion was duly made and seconded to have the Board President, Mark Elliott, make a presentation to the membership outlining the accomplishments of the past year and goals for the coming year. Motion carried unanimously.
- Item 8: Motion was duly made by Board member, Tom Moore, to recommend allocation of excess funds to the operating budget. The motion did not pass. Motion was duly made and seconded to recommend allocation of excess funds to the reserve fund. Motion was passed, three ayes, one nay.
- Item 9: Motion was duly made and seconded to accept the proposal submitted by Schonwit and Associates to act as Inspectors of Election at a cost not to exceed \$1,300.00.

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- Item 10: Motion was duly made and seconded to request the Association Attorney, Katie Janics, be in attendance at the Annual Meeting. Motion carried unanimously.
- Item 11: Motion was duly made and seconded to set February 19, 2007 as the adjourned Annual Meeting date. Motion carried unanimously.

**COMMON AREA  
INSPECTION**

**REPORT** Management submitted a summary of the items Protec found to be in need of repair during their inspection of Common Area property in May of 2006. Motion was duly made and seconded to table this item pending receipt of proposals for \_\_\_ woodwork painting and painting of steel trash bin receptacles. Motion carried unanimously.

**AUDIT AND  
TAX RETURN**

**PROPOSALS** Management submitted proposals from three vendors for the 2006 Audit and Tax Returns. Motion was duly made and seconded to accept the proposal by Schonwit and Associates at a cost of \$1,075.00. Motion was carried unanimously.

**VILLA PARK**

**LANDSCAPE** Management submitted five proposals from Villa Park Landscape, which were requested from the landscape walks performed in August and September 2006. Motion was duly made and seconded to accept five proposals submitted by Villa Park Landscape for a total cost of \$9,704.50. Motion carried unanimously.

**ARC-PATIO**

**ENCLOSURE** Homeowner 2029 Northam Drive has submitted architectural plans to add a sun room onto their home. Motion was duly made and seconded to approve the architectural plans submitted by homeowner 2029 Northam Drive for the addition of an enclosed sunroom. Motion carried unanimously.

**ARC-EXTERIOR  
PAINTING OF**

**HOUSE** Homeowner 2135 Evans Street submitted their plans to paint the exterior of their home. Motion was duly made and seconded to deny the request of homeowner 2135 Evans Street for the painting of the exterior of their home as the color scheme submitted does not coincide with the existing colors of the home. Further, it is the decision of the Board that homes may only be painted the original color at this time. Motion carried unanimously.

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**2007 BOARD  
MEETING DATES**

Management submitted a tentative schedule for the 2007 directors meetings. Motion was duly made and seconded for the following meeting schedule: Executive and open session will be scheduled for November 27, 2006 at 5:30 P.M. Annual Meeting and Executive session will be scheduled on January 22, 2007, Executive session will begin at 5:30 P.M. Executive and open sessions will be scheduled on the following dates: February 19, 2007, April 23, 2007, July 23, 2007, and October 22, 2007. Please note February 19<sup>th</sup> has also been tentatively set as the adjourned Annual Meeting, if necessary. Motion carried unanimously.

**JANITORIAL  
PROPOSALS**

Management submitted proposals from Personal Touch Cleaning and Sims Janitorial for the pick up of debris and trash throughout the park and common area greenbelts and landscape planters on a weekly basis. Motion was duly made and seconded to accept the proposal submitted by Personal Touch Cleaning as presented with the stipulation that a correction is made to the proposal to reflect that the Winter schedule is weekly and not monthly. Motion carried unanimously.

**PARK SIGNS**

Management has confirmed that Sun-Cal, Amerige Heights Developer, will pay for signs and installation costs for six park signs within the community. This leaves the remaining parks, Omalev, McClanahan and Mackey for the association. Motion was duly made and seconded to approve production and installation of three park signs at a total cost of \$6,381.00 as proposed by Outdoor Dimensions. Motion was passed by a vote of three ayes. Board member Tom Moore abstained from the vote.

**DELINQUENT**

**ACCOUNTS**

In accordance with the association's collection policy, a lien should be filed against the following units for delinquent assessments, late charges, and the cost of collection:

- 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 #1613940352. Motion carried unanimously.
- A motion was duly made and seconded to file a lien on account #1628143351. 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 #1613657481. Motion carried unanimously.
- A motion was duly made and seconded to file a lien on account #1614056091. Motion carried unanimously.

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- 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.
- 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 #1645864131. Motion carried unanimously.
- A motion was duly made and seconded to file a lien on account #1628151233. 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 #1645861321. Motion carried unanimously.
- A motion was duly made and seconded to file a lien on account #1613926432. Motion carried unanimously.

**PATROL  
SERVICE  
RENEWAL**

Board President, Mark Elliott, requested a review of the patrol services contract to consider if the increased patrol service of twice daily was necessary now that school was back in session. The Board requested that Management email the security reports for the last three months so they may review activity.

**ADJOURN** There being no further business to come before the Board at this time, the meeting was adjourned at 9:15 PM.

**APPROVED**

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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 October 23, 2006 as approved by the Chairman of the Meeting.

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

\_\_\_\_\_  
Secretary