

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 28, 2009
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 September 28, 2009 at Robert C Fisler School.

CALL TO ORDER The meeting was called to order at 6:40 P.M. by Mark Elliot, President.

PRESENT Mark Elliott, President
John Chen, Vice-President/Treasurer
Geno Kaneshiro, Director

Allison Muscat, Action Property Management, Inc.

ABSENT Tom Moore, Secretary
Sudee Mann, Director

EXECUTIVE SESSION
DISCLOSURE An Executive Session was held immediately prior to the meeting to discuss member discipline, contracts, personnel and collection matters.

CONSENT
CALENDAR Motion was duly made, seconded to adopt the Consent Calendar as presented and in its entirety. Motion carried unanimously. The Consent Calendar will become a part of and is attached to these minutes.

OPEN FORUM

In order to give homeowners an opportunity to address the Board, and in accordance with Civil code Section 1363.50(i), the Board conducted an Open Forum. Topics included:

- Email software offered by Greenfield is complicated due to recent changes
- Perceived “close door policy” of Board
- Community Center
- Warnings by Association
- Loitering at park on Thatcher St
- Strangers in the park after sunset
- Smoking
- Ants and other insects around parks
- Smoking/Loitering around bridge

The Board directed Management to add the following items to the October 26, 2009 meeting agenda:

1. Additional signs and trash receptacles at pavilion areas at parks

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FINANCIAL UPDATE

Board Treasurer provided a financial update to the Board and membership present. The August 2009 financial statement reflects year to date revenue of \$1,605,097.00 and year to date expenditures of \$1,342,493.00. There were shortfalls, exceeding \$1000.00, in the following categories Common Area \$26,657. The shortfalls are a result of mid year increase to the onsite maintenance contract and continued increase in graffiti clean up expenses. Total Reserve Fund assets as of August 2009 are \$1,448,672.59.

The August 2009 financial statement for Cost Center reflects year to date revenue of \$47,269.00 and year to date expenditures of \$45,528.00. There were shortfalls, exceeding \$1000.00, in the following categories of Common Area \$1,608. The shortfalls are a result of increased lighting repairs. Total Reserve Fund assets as of August 2009 are \$104,780.03.

NEW BUSINESS

A. HOMEOWNER REQUEST – DELINQUENCY DISCUSSION

Homeowner 1891 Catlin Street submitted a request for the Board to discuss the state of the Association's delinquency situation. The Board briefly discussed the Assessment Collection Policy, advising the homeowner further detail was confidential and the Board reviewed all delinquencies in accordance to the policy and the circumstances presented in each situation.

B. LANDSCAPE REPORT & PROPOSALS

Motion was duly made, seconded and carried unanimously to approve the proposal for installation of french drains at the greenbelt near the corner of Pioneer and Gilbert and in Gardner Park to address excess moisture at the lowest points of the respective parks. Total cost not to exceed \$2,130.00. Funds to be expended from the Reserve Fund, GL #9390 Irrigation, with a current balance of \$59,751.63.

Motion was duly made, seconded and carried unanimously to request an additional proposal for color at the monuments and round-a-bouts, providing the option of an installation that will last long term. The Board directed Management to obtain the additional proposal for presentation at the October 26, 2009 Board Meeting.

Motion was duly made, seconded and carried unanimously to approve the 3-year tree trimming proposal submitted by Park West Landscape for the master association and cost center. Funds to be expended from GL #4850, Tree Trimming from the respective financials (Master/Cost Center).

Master Association

- a. 2009 Budget \$47,010.70
- b. 2010 Budget \$62,475.41
- c. 2011 Budget \$50,268.96

Cost Center Association

- a. 2009 Budget \$6,762.25
- b. 2010 Budget \$6,076.60
- c. 2011 Budget \$7,580.42

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Motion was duly made, seconded and carried unanimously to approve the proposal for landscape enhancements on Helvey Lane in the amount of \$18,375.00. Funds to be expended from Reserve Fund, Landscape.

Motion was duly made, seconded and carried unanimously to direct Management to obtain a complete enhancement and implementation schedule for updating the irrigation system and for addressing the needs to improve the quality of the trees throughout the Association. Park West Landscape provided a preliminary recommendation.

C. DESIGN REVIEW COMMITTEE STRUCTURE/APPOINTMENTS

Motion was duly made, seconded and carried unanimously to appoint Mark Elliott, John Chen, Tom Moore, Sudee Mann and Geno Kaneshiro to the Architectural Committee.

D. PATROL SERVICES

Motion was duly made, seconded and carried unanimously to approve changes to the community patrol schedule as provided by Patrol One Services.

The new patrol schedule:

1 inspection *weekly* between 9:00 a.m. – 3:00 p.m. to address loitering and unauthorized parking, specifically by the teens from Sunny Hills High School

1 inspection daily at *dusk* to close community parks.

1 inspection *daily* between 11:00 p.m. – 6:00 a.m. to monitor parking violations, inspect parks and address loitering concerns.

E. DRIVER FEEDBACK RADAR SIGNS

Motion was duly made, seconded and carried unanimously to direct Management to discuss reports of speeding vehicles with the City of Fullerton Traffic Enforcement Division and request temporary Driver Feedback Radar signs be placed in the community.

F. HOMEOWNER REQUEST – RED CURBS

Motion was duly made, seconded and carried unanimously to direct Management to research City of Fullerton Parking Ordinances to determine if parking too close to an intersection is a City restriction as the Board did not feel it was appropriate for the Association to instill more stringent parking restrictions than the City has adopted.

G. DRAFT BUDGET REVIEW

Motion was duly made, seconded and carried unanimously to postpone review of the draft budgets until October 26, 2009 Board Meeting.

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H. DRAFT RESERVE STUDY

Motion was duly made, seconded and carried unanimously to postpone review of the draft reserve study to the October 26, 2009 Board Meeting.

I. DELINQUENCY REPORT

Motion was duly made, seconded and carried unanimously to proceed with lien on the following accounts:

1613510501	\$1,296.84	1613719461	\$1,722.49	1613926531	\$810.45
1613625291	\$1,301.90	1613625311	\$2,096.82	1614332251	\$407.14 (d)
1614332201	\$1,047.18	1628128931	\$1,643.82	1613954201	\$618.02
1620744121	\$1,079.21	1614040381	\$1,285.04	1613904162	\$1,303.19
1613954102	\$1,872.31	1613725062	\$584.07	1622011392	\$1,489.35
1636714262	\$1,903.20	1645861301	\$1,335.33	1628192633	\$1,919.32
1645830932	\$1,489.84	1645881521	\$1,301.90	1645801091	\$1,748.41
1614324043	\$1,653.80	1645861142	\$2,035.12	1613817381	\$537.04
1613926501	\$494.69	1628132341	\$1,043.47 (pp)	1613625151	\$843.02
1628101711	\$474.49	1628101682	\$836.95	1613813292	\$484.77
1645864111	\$226.79	1645830561	\$496.38	1645830531	\$628.83 (pp)
1614324102	\$672.70	1628111522	\$494.91	1628164082	\$494.69
1628128823	\$494.69	1613625132	\$494.69	1645830502	\$494.69
1613538313	\$494.69	1628101824	\$849.45		

Motion was duly made, seconded and carried unanimously to write off the following prior owner balances:

1613830121	\$150.00	1613625300	\$150.00	1628128871	\$169.00
1620735072	\$249.79	1628128943	\$382.28	1628148653	\$255.00
1645891692	\$582.23	1628132293	\$151.00	1628101743	\$574.00
1628111034	\$190.69				

J. AUDIT PROPOSALS

Motion was duly made, seconded and carried unanimously to approve the proposal submitted by Schonwit & Associates for audit and tax services in the amount of \$1,625.00.

K. ARCHITECTURAL VARIANCE REQUEST

Motion was duly made, seconded and carried unanimously to postpone review of Homeowner 2262 Root Street request for variance. Homeowner will be notified their request will be reviewed at the October 26, 2009 Board Meeting.

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L. WELLS FARGO INSURANCE PROPOSAL

Motion was duly made, seconded and carried unanimously to approve the proposal for insurance as submitted by Wells Fargo Insurance Services in the amount of \$14,669.00. Further, the Board understands there will be a termination fee on their existing policy of approximately 10%.

APPROVED BY THE BOARD OF DIRECTORS 10/26/09

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CONSENT CALENDAR

- A. BE IT RESOLVED, That the Board Meeting Minutes of April 27, 2009 are approved as written;
- B. BE IT RESOLVED, That the Executive Session Minutes of April 27, 2009 are approved as written;
- C. BE IT RESOLVED, That the financial statement for the period ending April 30, 2009 is accepted as emailed July 14, 2009
- D. BE IT RESOLVED, That the Cost Center financial statements for the period ending April 30, 2009 is accepted as emailed July 14, 2009;
- E. BE IT RESOLVED, That the financial statement for the period ending May 31, 2009 is accepted as emailed July 14, 2009;
- F. BE IT RESOLVED, That the Cost Center financial statements for the period ending May 31, 2009 is accepted as emailed July 14, 2009;
- G. BE IT RESOLVED, That the financial statement for the period ending June 30, 2009 is accepted as submitted;
- H. BE IT RESOLVED, That the Cost Center financial statements for the period ending June 30, 2009 is accepted as submitted.
- I. BE IT RESOLVED, That the financial statement for the period ending July 31, 2009 is accepted as submitted;
- J. BE IT RESOLVED, That the Cost Center financial statements for the period ending July 31, 2009 is accepted as submitted.
- K. BE IT RESOLVED, That the financial statement for the period ending August 31, 2009 is accepted as submitted;
- L. BE IT RESOLVED, That the Cost Center financial statements for the period ending August 31, 2009 is accepted as submitted.