

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 28, 2008**

MINUTES

- NOTICE** With given and received, an Executive Session of the Board of Directors of the Amerige Heights Community Association was held on July 28, 2008 at The Fullerton Library, Room A, 3535 West Commonwealth, Fullerton, CA.
- CALL TO ORDER** The meeting was called to order at 6:20 P.M. by Mark Elliot, President.
- PRESENT** Mark Elliott, President
John Chen, Vice President
Tom Moore, Secretary
Michele Mulich, Treasurer
Sudee Nann, Director
- Allison Muscat, Action Property Management, Inc.
Rina Sagal, Action Property Management, Inc.
Robert and Sydney, Patrol One
Jeremy, Greenfield
Two (2) homeowners
- EXECUTIVE SESSION DISCLOSURE** An Executive Session was held immediately prior to the meeting to discuss member discipline, contracts, personal 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.
- FINANCIAL UPDATE TREASURER** The Board accepted the financial update.
- BOARD RESIGNATION** The Board accepted Michele Mulich resignation and approved request for candidates to be included in the next newsletter.

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**NEW
BUSINESS**

Prior owner write offs

Amount number 1613646192 in the amount of \$151.96. Upon a motion duly made, seconded and carried, the Board approved the write off.

Investment account transactions

Motion was duly made, seconded and carried unanimously to purchase the following CD's with Comerica Securities:

\$75,000	6-month
\$75,000	9-month
\$75,000	12-month
\$100,000	9-months

Architectural deposits

The Association is holding architectural deposits in the amount of \$30,215.00. Upon a motion duly made, seconded and carried, the Board approved to apply the deposits older than 12 month to general assessment revenue.

Draft reserve study

Upon a motion duly made, seconded and carried, the Board approved the draft reserve study as presented.

2009 draft budget

Management presented the 2009 fiscal year budget. The Board requested that the draft format be submitted.

Delinquent accounts

The following accounts were approved for pre lien:

1613510041
1613940232
1628111771
1645891681
1614056071
1628132302
1645864111
1645830501

Upon a motion duly made, seconded and carried, the Board approved pre lien for the above accounts.

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**NEW
BUSINESS
(CONT'D)**

Mini asset search

Judgments for the following accounts had been entered:

1645871391
1628132353
1613823302
1645866281
1620744162
1645866371
1613660433
1645861321
1613552982
1613657442
1628128903

Upon a motion duly made, seconded and carried, the Board approved to move forward with a mini asset for above accounts.

Homeowner request from Benchley Hill

A request was made from a homeowner to add a park sign be added to the Omalev Park reflecting the park rules. Upon a motion duly made, seconded and carried, the Board approved to increase patrol hours to Thursday, Friday, Saturday and Sunday, eight hour shifts and remove the three days during the week that patrol is in the community.

Tree trimming proposal

Management obtained a three year maintenance plan for tree trimming from Villa Park Services. Upon a motion duly made, seconded and carried, the Board approved 2008 tree trimming for the expense of \$35,175.00 and denied 2009 tree trimming in the amount of \$46,905.00 and also denied the 2010 tree trimming in the amount of \$38,625.00.

Monthly lighting proposal for the Cost Center

Tri County Lighting provided a proposal for light maintenance at the Cost Center Stoneybrook. Upon a motion duly made, seconded and carried, the Board approved option two that includes 72 bollard and four control photo cells at a cost of \$103.00 flat rate monthly fee for a one time per month inspection.

Wrought iron painting at Stoneybrook

Pursuant to the reserve study Management obtained estimate for painting the wrought iron and hand rails within Stoneybrook. Upon a motion duly made, seconded and carried, the Board approved the cost at \$9,168.00.

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**NEW
BUSINESS
(CONT'D)**

Homeowner wall maintenance

Homeowners have been sent non compliance letters to address ongoing issues with the sidewall maintenance that can be seen from common area. Upon a motion duly made, seconded and carried, the Board approved to advise the homeowner to address this matter with the builder and to copy the Board with the correspondence.

Internet committee

At the May 29, 2008 Board meeting, the Board discussed possibly appointing a committee that would work on communications with Greenfield. Upon a motion duly made, seconded and carried, the Board appointed Tom Masterson as Chairperson for the committee.

Homeowner correspondence for parking for parking

The homeowner at 1481 Stein-Strauss submitted correspondence regarding on going issues he is having with people from other surrounding communities parking in the Stein-Strauss/Root Street area. Upon a motion duly made, seconded and carried, the Board advised the homeowner to compile a petition from his neighbors regarding this issue.

Landscape proposal for vandalism

Villa Park Services provided a proposal to replace (66) five gallon Pittosporum that were stolen from the community. Upon a motion duly made, seconded and carried, the Board denied the request.

Stoneybrook side and rear gates

The side and rear gates provide access to homeowner property through common area landscape. Upon a motion duly made, seconded and carried, the Board approved to mulch in front of the gate.

Workers Compensation renewal proposal

Management received the workers compensation renewal proposal from VBIS at the cost of \$617.00. Upon a motion duly made, seconded and carried, the Board approved as presented.

Annual maintenance calendar

Management presented the annual maintenance calendar for Amerige Heights and the Cost Center. Upon a motion duly made, seconded and carried, the Board approved as presented.

**NEXT
SCHEDULED
MEETING**

The next meeting will be held on October 27, 2008 at Robert C. Fisler School.

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ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 7:40 P.M.

APPROVED BY THE BOARD OF DIRECTORS 11-18-08

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
JULY 28, 2008**

CONSENT CALENDAR

- A. BE IT RESOLVED, That the Board Meeting Minutes of May 29, 2008 are approved as written;
- B. BE IT RESOLVED, That the Executive Session Minutes of May 29, 2008 are approved as written;
- C. BE IT RESOLVED, That the financial statement for the period ending April 30, 2008 is accepted as submitted;
- D. BE IT RESOLVED, That the Cost Center financial statements for the period ending April 30, 2008 is accepted as submitted;
- E. BE IT RESOLVED, That the financial statement for the period ending May 31, 2008 is accepted as submitted;
- F. BE IT RESOLVED, That the Cost Center financial statements for the period ending May 31, 2008 is accepted as submitted;
- G. BE IT RESOLVED, That the financial statement for the period ending June 30, 2008 is accepted as submitted;
- H. BE IT RESOLVED, That the Cost Center financial statements for the period ending June 30, 2008 is accepted as submitted;