

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 29, 2008**

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 May 29, 2008 at Robert C. Fisler School.

CALL TO ORDER The meeting was called to order at 6:00 P.M. by Mark Elliot, President.

PRESENT Mark Elliott, President
Michele Mulich, Treasurer
Tom Moore, Secretary
Sudee Nann, Director

Allison Muscat, Action Property Management, Inc.
Mark Michaeals, Action Property Management, Inc.
Four (4) homeowners

ABSENT John Chen, Vice President

CONSENT CALENDAR Motion was duly made and 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.

PATROL ONE CRIME PREVENTION

Motion was duly made, seconded and carried unanimously to deny the proposal from Patrol One Services for an increase in patrol to include an eight hour shift on Friday and Saturday evenings at a cost of \$1,760.00 per month.

HOMEOWNER REQUEST MAINTENANCE ISSUE

Motion was duly made, seconded and carried unanimously to direct Management to work with legal counsel on the matter of the wood stairs installed behind the Simon Street homes to address the homeowner concern that the stairs are not safe. Management has learned these stairs were installed by the developer and do not meet code requirements.

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**LANDSCAPE
REPLACEMENT
PROPOSAL**

Motion was duly made, seconded and carried unanimously to approve the landscape replacement proposal as submitted by Villa Park Landscape with the exception of the improvements to Stoneybrook Cost Center. The Board directs Management to work with Villa Park Landscape on a calendaring plan for Stoneybrook improvements as well as a reduction in the overall enhancements.

**RESERVE STUDY
PROPOSALS**

Motion was duly made, seconded and carried unanimously to approve the proposal submitted by Strategic Reserves at a cost of \$1,999.00 for an on-site reserve study inspection for the Master Association. Further, the proposal by Reserve Data Analysis has been approved for an on-site reserve study inspection for the Cost Center at a cost of \$695.00.

**DELINQUENT
ACCOUNTS**

Lien Filings:

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 1613510501.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 1628152561.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 1628163141.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 645891581.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 645801031.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 613940363.

A motion was duly made, seconded and carried unanimously to proceed with lien filing on account #: 628101863.

Mini asset search or sale:

Motion was duly made, seconded and carried unanimously to proceed with a mini asset search the following accounts:

1628143671 1628101862 1613813341 1628128821 1628192772

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**DELINQUENT
ACCOUNTS
(CONT'D)**

Abstracts of judgment in surrounding counties:

Motion was duly made, seconded and carried unanimously to proceed with the filing of abstracts of judgment in surrounding counties for account # 1613722241 at a cost of \$175.00 each.

**JANITORIAL
SERVICE
INCREASE**

Motion was duly made, seconded and carried unanimously to accept the increase of the Personal Touch Cleaning and Maintenance contract. The winter schedule will now be at a cost of \$410.85 per month with a summer schedule cost of \$821.60.

**THREE YEAR
PROXY**

Motion was duly made, seconded and carried unanimously to direct Management to mail the three (3) year proxy to membership as part of the newsletter mailing.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:00 P.M.

NEXT MEETING

The next meeting will be on July 28, 2008 at Fullerton Public Library, Commonwealth Location at 6:00 P.M.

APPROVED BY THE BOARD OF DIRECTORS ON JULY 28, 2008.