

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 25, 2010**

**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 25, 2010 at McDermont Park, Fullerton, California.

**PRESENT** Mark Elliott, President  
Geno Kaneshiro, Vice-President  
Susan Fanello, Treasurer  
  
Allison Muscat, Action Property Management, Inc.

**ABSENT** Tom Moore, Secretary  
John Chen, Director

**CALL TO ORDER** The meeting was called to order at 5:45 P.M. by Mark Elliot, President.

**EXECUTIVE SESSION DISCLOSURE** An Executive Session was held immediately prior to the meeting to discuss member discipline, contracts, 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.

*At 6:15 P.M., Board Member, Tom Moore joined the meeting.*

**UNFINISHED BUSINESS**

**A. Landscape Proposals**

1. The Board reviewed and discussed proposals submitted for the renovation of the DG Trails throughout Gardiner Park. Motion was duly made, seconded, and carried unanimously to approve Park West Landscape at a cost of \$27,500.00. Funds to be expended from DG Rehab, GL #9905.
2. The Board considered options presented by Park West Landscape to correct the issue of the trees along Starbuck retaining too much water due to soil conditions. Motion was duly made, seconded, and carried unanimously to approve the proposal to remove four feet of turf from each side of the tree and modify the irrigation system at a cost of \$31,000.00. Funds to be expended from Reserve Account, Landscape.

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3. The Board considered proposals submitted by Park West Landscape for the replacement of fourteen (14) Elm trees along Starbuck Street that have died due to soil conditions at a cost of \$3,600.00. Motion was duly made, seconded, and carried unanimously to approve the proposal for the replacement of fourteen (14) Elm Trees. Funds to be expended from Reserve Account, Landscape.

**NEW BUSINESS**

**A. Landscape Report Proposals**

The Board reviewed and considered proposals submitted by Park West Landscape for the transition of the existing irrigation controllers to smart timers to allow for automatic water adjustment. Motion was duly made, seconded, and unanimously carried to approve the proposal submitted for irrigation smart timers for a total cost of \$121,400.00. Funds are to be expended from Reserve Account, Irrigation.

**B. Lighting Contract**

The Board considered a proposal submitted by Tri County Lighting to add the inspection of exterior garage light fixtures located within the alleys throughout the community, as this is a Master Association maintenance responsibility. Motion was duly made, seconded, and carried unanimously to accept the contract addendum to include the inspection of exterior garage lights at a cost of \$192.00 per month.

**C. Investment Decisions**

Amerige Heights Master: Motion was duly made, seconded, and carried unanimously to purchase two twelve month CDs in the amounts of \$139,000.00 with First Command Bank and \$140,000.00 with Mutual of Omaha.

Amerige Heights Cost Center: Motion was duly made, seconded, and carried unanimously to obtain a twelve month CD in the amount of \$100,000.00 with First Command Bank and a second twelve month CD in the amount of \$50,000.00 Mutual of Omaha.

**D. Insurance Renewal**

Motion was duly made, seconded, and carried unanimously to accept a proposal submitted by Wells Fargo Insurance Services for the insurance renewal at a cost of \$14,028.00.

**E. Root/Stein-Strauss Street Petition**

After careful review and consideration of the petition submitted by homeowner, Calvin Kim, the Board agreed to invite Mr. Kim and any other homeowners to the January Board meeting to discuss their concerns regarding unauthorized vehicles parking at McClanahan Park and loitering at the park.

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**F. Annual Meeting**

1. The date of the annual meeting is January 24, 2011
2. No suspension hearings will be held
3. The meeting date will be set for 45 days prior to the annual meeting.
4. Board Member Thomas Moore announced his intention to cumulatively vote.
5. Board Member Sue Fanello agreed to obtain a volunteer to serve as the inspector of election in an effort to save the Association the expense of outsourcing this service.
6. The Association attorney will be in attendance at the annual meeting.
7. The adjourned meeting date will be set for February 7, 2011.

**G. Architectural Plan Review**

Motion was duly made, seconded, and carried unanimously to approve the proposal submitted by Robert Mitchell & Associates for a flat fee of \$125.00 per architectural submission.

**H. Delinquency Accounts**

1. Motion was duly made, seconded, and carried unanimously to approve the following liens:

- 111-1613552101
- 111-1628148581
- 111-1628128762
- 111-1628152032
- 111-1628164092
- 111-1645801061
- 111-1645891631
- 111-1645830502

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

- 111-1628101842 in the amount of \$138.32
- 111-1636725132 in the amount of \$257.80
- 111-1628152093 in the amount of \$176.00

**ADJOURN**

There being no further business to come before the Board at this time, the meeting adjourned at 7:50 P.M.

**APPROVED BY THE BOARD OF DIRECTORS ON 2/7/11**

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**CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Board Meeting Minutes of August 23, 2010 are approved as written;
- B. BE IT RESOLVED, That the Executive Session Minutes of August 23, 2010 are approved as written;
- C. BE IT RESOLVED, That the financial statement for the period ending August 31 , 2010;
- D. BE IT RESOLVED, That the Cost Center financial statements for the period ending August 31, 2010;
- E. BE IT RESOLVED, That the financial statement for the period ending September 30, 2010;
- F. BE IT RESOLVED, That the Cost Center financial statements for the period ending September 30, 2010.