

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 7, 2011**

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 February 7, 2011 at McDermont Park, Fullerton, California.

PRESENT Mark Elliott, President
Geno Kaneshiro, Vice-President
Susan Fanello, Treasurer
Tom Moore, Secretary

Allison Muscat, Action Property Management, Inc.

ABSENT John Chen, Director

CALL TO ORDER The meeting was called to order at 5:55 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.

HOMEOWNER FORUM Approximately ten home owners were present to discuss internet usage, the community center site, and loitering/parking issues within the community.

UNFINISHED BUSINESS

A. Parking/Loitering Concerns

The Board of Directors opened the floor to homeowner input regarding parking and loitering concerns expressed by a number of homeowners. Homeowners expressed concern over teenagers parking at park areas, typically between the hours of 9 PM and 12 AM. Specific concerns include inappropriate behavior, smoking Marijuana, and littering. The Board directed Management to obtain proposals for increased patrol service for Friday and Saturday evenings, increased trash service, as well as solar lighting for the park located at the corner of Pioneer and Gilbert.

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NEW BUSINESS

A. Investment Decisions

A motion was duly made, seconded, and unanimously carried to open the following investments with Comerica. A six (6) month CD in the amount of \$76,000.00, a nine (9) month CD in the amount of \$230,000.00, a twelve (12) month CD in the amount of \$230,000.00, and an eighteen (18) month CD in the amount of \$99,000.00.

Cost Center: A motion was duly made, seconded, and unanimously carried to open the following investments for the Amerige Heights cost center with Comerica. A nine (9) month CD for \$50,000.00 and a twelve (12) month CD for \$75,000.00.

B. Rodent Control

A motion was duly made, seconded, and unanimously carried to deny the homeowner of Stony Brooks request for rodent control services as this is not a service the Association is required to provide. No significant reports of problems have been reported to Management.

C. Garage Sale

A motion was duly made, seconded, and unanimously carried to approve homeowner Christine Kil's request to schedule two (2) annual garage sales in March and August.

D. Homeowner Requests

A motion was duly made, seconded, and unanimously carried to deny homeowner 111-1613512591's request to paint the fire hydrants fifteen foot radius red as a reminder to drivers to not park in this area. Further the Board denies the request to paint the corners of streets throughout the community red to prevent vehicles from parking too close to the intersecting street. The Board feels that both of these requests to paint would create an additional maintenance burden to keep the areas painted.

E. Attorney Retainer

A motion was duly made, seconded, and unanimously carried to approve the Retainer Agreement with Harley Janis and Cannon pending confirmation that the hourly rates have remained the same.

F. Homeowner Correspondence

Management reviewed the correspondence submitted by homeowner 111-1613646561 pertaining to the Greenfield Communications Internet Agreement. No Board action is required at this time.

The Board directed Management to email the renewal date for the Greenfield agreement as well as a reminder to coordinate a proposed meeting date with Mike Powers from Greenfield Communications to discuss the monthly service fee.

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**NEW BUSINESS
CONTINUED**

G. Delinquent Accounts

A motion was duly made, seconded, and unanimously carried to approve proceeding with liens on the following Association accounts.

1. 111-1622011351
2. 111-1628132341
3. 111-1628148601
4. 111-1614040341
5. 111-1613535912
6. 111-1628164482
7. 111-1628111322
8. 111-1622011392
9. 111-1628152032
10. 111-1645801061
11. 111-1613625132
12. 111-1613538313

ADJOURN

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

APPROVED BY THE BOARD OF DIRECTORS ON APRIL 25, 2011