

**AMERIGE HEIGHTS COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 22, 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 August 22, 2011 at Fisler School, 1250 Starbuck, Fullerton, California.

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

Allison Muscat, Action Property Management, Inc.

CALL TO ORDER The meeting was called to order at 6:10 P.M. by Mark Elliot, President.

EXECUTIVE SESSION

DISCLOSURE An Executive Session was held immediately prior to the meeting to discuss member discipline pertaining to collection matters and litigation.

OPEN FORUM Items discussed were:
Mr. Patel, Thatcher St, reports he contacted Patrol One regarding loitering kids. Took them 45 minutes to respond and he had a long wait on the phone. Board Member, Susan Fanello, indicated she would meet with the staff at Sunny Hills High School again to keep communication open and ensure they know the community continues to have issue with loitering teens. Board Member, Geno Kaneshiro, mentioned Patrol Officers should have maps so they know where all the parks are; they should be aware of the association concerns and target areas.
Ms. Yuan, Christie St, reports concern about the recent Internet outage that impacted her business. Management reported the outage was due to vandalism and both Greenfield and Edison needed to replace equipment which caused delay. Greenfield has installed metal caging around their equipment in an effort to deter such activity in the future.

FINANCIAL UPDATE

A brief update was provided based on the July 31, 2011 Financial Statement. The Association has an Operating Account balance of \$201,541 and a Reserve Account balance of \$1,846,187. There is \$138,943 in Accounts Receivable due to non-payment of assessments. It was reports that the Board continues to pursue collection efforts.

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.

NEW BUSINESS

A. GREENFIELD OUTAGE

As reported in Open Session, Greenfield and Edison experienced significant damage to equipment at the onsite sub-stations. Equipment was replaced as quickly as possible and measures have been taken in an effort to deter further activity.

B. REQUEST FOR PARK USE

The Board reviewed a request from Match Fitness, located at 901 Starbuck Street, Suite C, to use McDermont Park for the purpose of Bootcamp Fitness Classes. Each class would be up to 12 people on Saturday mornings from 9:00 – 11:00 am.

Motion was duly made and seconded to approve the request from Match Fitness for Bootcamp Fitness Classes at McDermont Park with a \$300 deposit for park damage and a monthly fee of \$50 to cover any additional maintenance needs. Motion carried unanimously.

C. LANDSCAPE PROPOSALS

The Board reviewed proposals from the Association's landscape contractor, Park West Landscape pursuant to Management inspection and ongoing issues with trees throughout the community. Proposals include tree replacement throughout the community totaling \$46,135.00.

Motion was duly made and seconded to approve the proposals for tree replacement throughout the community at a cost of \$46,135.00. Funds to be expended from reserve account 9935 Tree Replacement.

D. DELINQUENCY ACTIONS

A motion was duly made, seconded, and unanimously carried to approve proceeding with lien filing on accounts 111-1628128911 and 111-1645861281.

ADJOURN

There being no further business to come before the Board at this time, the meeting adjourned at 7:00 P.M.

APPROVED BY THE BOARD OF DIRECTORS ON NOVEMBER 14, 2011