

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 14, 2008
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HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar as follows:

- Item A: November 12, 2007 General Session Board Meeting Minutes and October and November 2007 Architectural Reports approved.
- Item B: October 31, 2007 and November 30, 2007 Financial Statements approved.
- Item C: To ratify action taken concerning the placement of four (4) CDs. One (1) CD with Imperial Capital in the amount of \$48,050.88 plus any earned interest was rolled over for a three (3) month term. Additionally, one (1) CD with Washington Mutual in the amount of \$58,194.60 plus any earned interest was closed and reinvested with Pacific Premier Bank for a one (1) year term. Lastly, two (2) Merrill Lynch CDs in the amounts of \$90,000.00 and \$50,000.00 respectively plus any earned interest were rolled over at the highest rate at the time of investment.
- Item D: To approve the proposal from Schonwit & Company (\$1,250.00) to prepare the 2007/2008 year end audit and taxes.

Vote 3-0-0

LIEN ACTIONS TAKEN

Upon review of the delinquent accounts, a motion was made, seconded and carried to place liens on the following:

APN#935-53-427 delinquent in the amount of \$275.00	Vote 3-0-0
APN#530-341-02 delinquent in the amount of \$180.00	Vote 3-0-0
APN#530-321-48 delinquent in the amount of \$170.00	Vote 3-0-0
APN#530-351-52 delinquent in the amount of \$272.43	Vote 3-0-0
APN#530-342-08 delinquent in the amount of \$160.00	Vote 3-0-0
APN#530-492-13 delinquent in the amount of \$215.00	Vote 3-0-0
APN#530-492-39 delinquent in the amount of \$444.25	Vote 3-0-0
APN#935-54-229 delinquent in the amount of \$260.00	Vote 3-0-0

OLD/NEW BUSINESS

2008/2009 Fiscal Year Budget & Reserve Maintenance Disclosure – At this time, the Board reviewed the proposed revised draft budget reflecting a \$5.00 increase in the monthly dues. Previously, Ms. Northcutt reviewed the proposed budget with management. Upon substantive discussion, a motion was made, seconded and carried to approve the proposed 2008/2009 budget and reserve maintenance disclosure reflecting a \$5.00 increase in the monthly dues and the contract increases below. The monthly dues will be \$40.00 effective April 1, 2008. Vote 3-0-0

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The approved contract increases were as follows:

APM (pest control) - no increase
Keystone – 2.3%
Safe Swim (lifeguard service) – 8.08%
Nordic (patrol) - 2%
Personal Touch (janitorial) – 5%
Three Phase (lighting) – no increase
Trident Pools (pool contractor) – 5.14%
Villa Park - no increase

(Ms. Alvarado joined the meeting at 6:20 p.m.)

SOCIAL COMMITTEE UPDATE

At this time, it was noted that the next event will be the Annual Holiday Celebration which was rescheduled for Saturday, January 19, 2008 due to inclement weather. Ms. Alvarado also advised the Board that as she has served as the Social Committee Chairperson for the past 4 years, she would like to work with another volunteer to eventually take over the planning of the community events. The Board expressed its gratitude to Ms. Alvarado and thanked her for all her tireless efforts and dedication.

OLD/NEW BUSINESS (CON'T.)

Proposals – Pool Area Lighting Enhancement Project – At this time, the Board reviewed the various options and proposals obtained by management. Upon review and discussion, a motion was made, seconded and carried to approve the proposal from Three Phase Electric (\$11,900.00) to install motion-detecting flood lighting enhancements at the pool area as outlined in the proposal dated January 14, 2008. Additionally, a motion was made, seconded and carried to approve a second proposal from Three Phase Electric (\$1,950.00 for Option 1) to replace the eight (8) palm tree up lights.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:05 p.m. The next board meeting will be held on March 10, 2008 with Homeowner Forum at 6:00 p.m.

ATTEST: 

DATE: 3/10/08