

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 10, 2008
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18. Filing of a small claims action in order to post petition for the balance on APN#935-54-190 approved when the Association receives notice that the bankruptcy has been discharged.
19. Homeowner fined in accordance with the violation policy for noncompliance with the CC&Rs.

CALL TO ORDER

Bob King, President, called the meeting to order at 6:08 p.m.

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

SOCIAL COMMITTEE UPDATE

At this time, Ms. Alvarado informed the Board that she had spoken to a homeowner who had agreed to work with her on planning the community events. There are no events planned for this spring; the next community events will take place in the summer.

CONSENT CALENDAR

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

- Item A: January 14, 2008 General Session Board Meeting Minutes and December 2007 and January 2008 Architectural Reports approved.
- Item B: December 31, 2007 and January 31, 2008 Financial Statements approved.
- Item C: To ratify action taken concerning the placement of seven (7) CDs. One (1) CD with Imperial Capital Bank in the amount of \$46,637.22 plus any earned interest was rolled over for a six (6) month term. Additionally, one (1) CD with Indymac Bank in the amount of \$29,932.24 plus any earned interest was rolled over for a six (6) month term. Two (2) Merrill Lynch CDs in the amounts of \$40,000.00 (operating CD) and \$30,000.00 (reserve CD) respectively plus any earned interest were rolled over at the highest rate at the time of investment. Two maturing Indymac Bank CDs in the amounts of \$11,844.44 and \$59,971.08 respectively plus any earned interest were closed and reinvested with Merrill Lynch (due to Indymac's lowered Veribanc rating.) Lastly, one CD with Imperial Capital Bank in the amount of \$48,672.47 plus any earned interest was closed and reinvested with Merrill Lynch for a nine (9) month term.
- Item D: To approve the spring color rotation to be completed by Villa Park at a cost of \$925.00 as allocated for in the 2008/2009 fiscal year budget.
- Item E: To approve the mulching of the Northwood Pointe common area at a cost of \$22,500.00. The mulch rotation will be scheduled for the month of July.
- Item F: To approve the proposal from Villa Park Landscape (\$33,142.50) for tree trimming for 2008. This item will be expensed to Reserves – Tree Trimming and will be scheduled for completion later in the year prior to the Santa Ana winds.
- Item G: To approve the Flash swim team practice and meet schedule. As in years past,

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management will post the pool use calendar in the pool area bulletin board as well as in the monthly newsletters.

Item H: To approve the proposal from OCBS (\$1,987.00) to repair and patch 14 areas of concrete at the pool area.

Item I: To approve the proposal from OCBS (\$427.00) to replace the broken roof tiles.

Item J: Removed from the Consent Calendar for further discussion.

Vote 3-0-0

ITEM J: PAYPHONE REMOVAL – POOL AREA

This item was tabled for further review. Management was directed to obtain a bid for replacement of the payphone inside the pool area and to circulate the proposal to the Board members for review.

LIEN ACTIONS TAKEN

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

APN#530-432-31 delinquent in the amount of \$215.00 Vote 3-0-0
APN#935-53-418 delinquent in the amount of \$160.00 Vote 3-0-0
APN#530-351-03 delinquent in the amount of \$170.00 Vote 3-0-0
APN#530-342-08 delinquent in the amount of \$240.00 Vote 3-0-0
APN#530-352-53 delinquent in the amount of \$225.48 Vote 3-0-0
APN#530-352-57 delinquent in the amount of \$170.00 Vote 3-0-0
APN#530-342-41 delinquent in the amount of \$261.12 Vote 3-0-0
APN#530-581-81 delinquent in the amount of \$170.00 Vote 3-0-0
APN#530-631-34 delinquent in the amount of \$170.00 Vote 3-0-0
APN#935-54-267 delinquent in the amount of \$215.00 Vote 3-0-0
APN#935-54-386 delinquent in the amount of \$234.72 Vote 3-0-0
APN#530-231-79 delinquent in the amount of \$215.00 Vote 3-0-0

OLD/NEW BUSINESS

Homeowner Request – Installation of Additional Plant Material Along Culver – At this time, the Board reviewed a request from the homeowner of 83 Shadywood to install additional plant material along Culver between Portola and Meadowood behind the Arden Square homes. This item was tabled for further review. Management was directed to obtain a revised proposal from Villa Park for the addition of trees in this area.

Installation of Rain Sensors – At this time, the board reviewed the proposal provided by Villa Park for the installation of rain sensors on the existing controllers. This item was tabled for further review at the May meeting. Management was directed to obtain a proposal for the installation of satellite weather based irrigation controllers (“smart controllers.”)

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OLD/NEW BUSINESS (CON'T.)

Securing of the Restrooms After Pool Hours – The Board discussed locking the restrooms after pool hours due to the incidents of vandalism to the restrooms. A motion was made, seconded and carried to direct management to have an extra set of locks installed on the pool area restroom doors to lock the restrooms after the pool area is closed. Vote 3-0-0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:40 p.m. The next board meeting will be held on May 12, 2008 with Homeowner Forum at 6:00 p.m.

ATTEST:  _____

DATE: 5-12-08