



NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 14, 2008  
Page 2 of 5

SEATING OF THE BOARD

Motions were made, seconded and carried to seat the Board of Directors as follows:

Doug Christ – President  
Bob King – Vice President and Secretary  
Jan Northcutt – Treasurer  
Melody Alvarado – Member at Large

Vote 3-0-0

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

SOCIAL COMMITTEE UPDATE

There was no Social Committee update this month.

CONSENT CALENDAR

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

- Item A: May 12, 2008 General Session minutes and the Architectural Reports for April and May 2008 approved.
- Item B: April 30, 2008 and May 31, 2008 Financial Statements approved.
- Item C: To ratify action taken concerning the closure of two (2) CDs. Due to Indymac Bank's lowered Veribanc rating, one (1) CD with Indymac Bank in the amount of \$30,481.04 plus any earned interest was closed and moved to the Association's Merrill Lynch account. Additionally, one (1) CD with Pacific Mercantile Bank was closed and moved to the Association's Merrill Lynch account. Finally, to authorize Merrill Lynch to open two (2) additional investments (\$98,000 and \$50,000 respectively) in an effort to earn a higher rate of return.
- Item D: To approve the draft audit for the March 31, 2008 fiscal year end as prepared by Schonwit & Company.
- Item E: Removed from the Consent Calendar for further discussion.
- Item F: To accept the Maintenance Inspection report as prepared by La Jolla Pacific, Ltd. and distribute a copy to the membership in accordance with the Association's governing documents.
- Item G: Removed from the Consent Calendar for further discussion.
- Item H: Removed from the Consent Calendar for further discussion.
- Item I: To ratify the action taken and approve the proposal (\$424.00) from ATC to secure the trash cans at the pool area.
- Item J: To ratify the action taken and approve the proposal (\$787.00) from OCBS to replace sections of the damaged rain gutters.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 14, 2008  
Page 3 of 5

CONSENT CALENDAR – CON'T.

- Item K: To ratify the action taken and approve the proposal (\$661.89) from Quick Crete to order five (5) replacement lids for the trash cans at the pool area.
- Item L: To ratify the action taken and approve the request for funds for the July Concert in the Park provided receipts are returned totaling \$1,500.00 and/or a check written back to the Association for any remaining unused funds.
- Item M: To approve the proposal from Villa Park (\$1,185.00) for the completion of the items which resulted from the May 5, 2008 landscape inspection. Additionally, to approve the proposal (\$1,135.00) for the removal of one (1) dead Eucalyptus tree in the paseo that has been monitored.

Vote 3-0-0

ITEM E: RESERVE STUDY PROPOSALS

A motion was made, seconded and carried to approve the proposal from ARS (\$1,100.00) for an updated reserve study with an onsite inspection. Vote 3-0-0

ITEM G: POOL RESERVE ITEMS – COMPLETION 2008/2009

At this time, management advised the Board that the pool motor and pump had been replaced/repared. A motion was made, seconded and carried to ratify action taken and approve the replacement/repair of the pool motor (\$2,020.31) and pump (\$1,017.58.) These items will be expensed to Reserves – Pool/Cabana. Additionally, the Board deferred the replacement of the reserve items noted below and will continue to address these items as repairs and/or as needed as advised by the vendor serving these components:

Water heater for the pool area  
Wader – Chemical System

Management was directed to look into the feasibility of replacing the water heater with a tankless water heater the next time the water heater needs to be replaced. Vote 3-0-0

ITEM H: SLURRY PROPOSALS – POOL PARKING LOT

A motion was made, seconded and carried to approve the proposal from Quickel Paving (\$2,630.00) to slurry the pool parking lot, re-stripe per the existing layout, complete the asphalt repairs as recommended, and re-paint the red curbs. This item will be expensed to Reserves – Streets/Drives. Vote 3-0-0

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 14, 2008  
Page 4 of 5

LIEN ACTIONS TAKEN

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

APN#935-53-405 delinquent in the amount of \$235.00   Vote 3-0-0  
APN#935-53-448 delinquent in the amount of \$175.00   Vote 3-0-0  
APN#530-341-02 delinquent in the amount of \$135.00   Vote 3-0-0  
APN#530-351-03 delinquent in the amount of \$195.00   Vote 3-0-0  
APN#530-351-11 delinquent in the amount of \$185.00   Vote 3-0-0  
APN#530-352-53 delinquent in the amount of \$185.00   Vote 3-0-0  
APN#530-342-36 delinquent in the amount of \$235.00   Vote 3-0-0  
APN#935-54-128 delinquent in the amount of \$185.00   Vote 3-0-0  
APN#935-54-170 delinquent in the amount of \$190.00   Vote 3-0-0  
APN#935-54-275 delinquent in the amount of \$185.00   Vote 3-0-0  
APN#935-54-377 delinquent in the amount of \$185.00   Vote 3-0-0

OLD/NEW BUSINESS

Homeowner Request – Installation of Additional Plant Material Along Culver – A motion was made, seconded and carried to approve the proposal (\$1,020.00) from Villa Park to install 12-15 gallon trees (4 Alepo Pines, 4 Canary Island Pines and 4 Tristania ‘conferta’) along Culver behind the Arden Square community.   Vote 3-0-0

Smart Timer Proposals – A motion was made, seconded and carried to approve the proposal (\$5,940.00) from Villa Park to install rain sensors on the existing controllers.   Vote 3-0-0

Trailwood – Application to Change Paint Colors – This item was tabled for further review. The Board will circulate the final proposed paint colors for review and approval once the final paint colors are approved by the Trailwood Board of Directors.

501(c) 4 Tax Status – A motion was made, seconded and carried to approve the proposal (\$9,000.00) from Porter & Company to assist the Association in obtaining its 501(c) 4 status.   Vote 3-0-0

Board Toll Road Reimbursement – A motion was made, seconded and carried to reimburse Board members for toll road expenses incurred for travel to attend the Board meetings. Board members requesting reimbursement for toll expenses shall submit copies of their toll road statements showing the charges incurred.   Vote 3-0-0

Rotator Nozzles – This item was tabled for further discussion. Management will verify the number of nozzles required and that the proposal submitted by Villa Park included the costs to install the nozzles and email the Board members.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 14, 2008  
Page 5 of 5

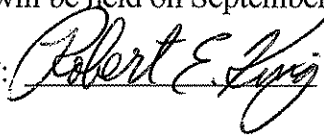
OLD/NEW BUSINESS (CON'T.)

Playground Improvements – Meadowood and Citrusglen Parks – A motion was made, seconded and carried to approve sending a letter on behalf of the Northwood Pointe community to the City Council members and the City Manager urging them to approve the funds to make renovations to the playground equipment at Meadowood and Citrusglen Parks. Management was directed to draft the letter and circulate it to the Board for review. Vote 3-0-0

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 September 8, 2008 with Homeowner Forum at 6:00 p.m.

ATTEST:



DATE:

9/8/08