

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 8, 2008
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BOARD MEMBERS PRESENT: Doug Christ
Bob King
Jan Northcutt
Melody Alvarado

BOARD MEMBERS NOT PRESENT: None

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING

1. Minutes of the July 14, 2008 meeting approved.
2. Filing of a small claims action on APN#935-53-487 approved if the balance is not paid within 30 day after the lien is filed.
3. Filing of a small claims action on APN#935-53-568 approved if the balance is not paid within 30 day after the lien is filed.
4. Filing of a small claims action on APN#530-311-93 approved if the balance is not paid within 30 day after the lien is filed.
5. Filing of a small claims action on APN#530-311-70 approved if the balance is not paid within 30 day after the lien is filed.
6. Filing of a small claims action on APN#530-352-42 approved if the balance is not paid within 30 day after the lien is filed.
7. Filing of a small claims action on APN#530-501-37 approved if the balance is not paid within 30 day after the lien is filed.
8. Filing of a small claims action on APN#935-54-073 approved if the balance is not paid within 30 day after the lien is filed.
9. Filing of a small claims action on APN#935-54-077 approved if the balance is not paid within 30 day after the lien is filed.
10. Filing of a small claims action on APN#935-54-175 approved if the balance is not paid within 30 day after the lien is filed.
11. Filing of a small claims action on APN#935-54-186 approved if the balance is not paid within 30 day after the lien is filed.
12. Filing of a small claims action on APN#935-54-203 approved if the balance is not paid within 30 day after the lien is filed.
13. Filing of a small claims action on APN#935-54-340 approved if the balance is not paid within 30 day after the lien is filed.
14. Filing of a small claims action on APN#530-231-79 approved if the balance is not paid within 30 day after the lien is filed.
15. Asset search on APN#530-352-53 approved.
16. Write-off of balance and send to collections approved on APN#935-53-429.
17. Filing of a small claims action on APN#530-342-08 approved if the balance is not paid within 30 day after the lien is filed.

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ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – CON'T.

18. Write-off of balance and send to collections approved on APN#935-53-429.
19. Write-off of balance on APN#935-53-429 approved as the homeowner filed Chapter 7 bankruptcy.
20. Homeowner request to waive the \$25.00 returned check fee denied for APN#530-252-44 as this is an actual cost incurred by the Association.
21. Write-off of the pre-petition amount owed and write-off of the post petition amount owed and send the account to collections approved on APN#935-54-186.
22. Management was instructed to send correspondence to owners with outstanding unpaid violations fines.
23. Homeowner request for a variance denied.
24. Homeowner request for reversal of violation fines denied.
25. Homeowner request for a variance approved.

CALL TO ORDER

Doug Christ, President, called the meeting to order at 6:07 p.m.

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

SOCIAL COMMITTEE UPDATE

The next event will be the Annual Snow Day in January 2009.

CONSENT CALENDAR

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

- Item A: July 14, 2008 General Session minutes and the Architectural Reports for June and July 2008 approved.
- Item B: June 30, 2008 and July 31, 2008 Financial Statements approved.
- Item C: To ratify action taken concerning the concerning the placement of five (5) CDs. One (1) CD with Pacific Mercantile Bank in the amount of \$42,525.15 plus any earned interest was rolled over for a one (1) year term. Additionally, one (1) CD with Imperial Capital Bank in the amount of \$47,734.81 plus any earned interest was rolled over for a one (1) year term. Finally, three (3) new CDs in the amounts of \$98,000.00, \$50,000.00 and \$90,000.00 were opened for one (1) year terms with Merrill Lynch in an effort to earn a higher rate of return.
- Item D: To ratify the action taken and approve the proposal (\$1,912.50) from Villa Park to replace 255 heads with MP rotator nozzles at the monument areas. Management was directed to place this item back on the agenda after a six (6) month period to be evaluated by the Board to determine if rotator nozzles would be effective in other areas.

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CONSENT CALENDAR – CON’T.

- Item E: To ratify the action taken and approve 35 of the 37 of the paint colors schemes as presented by Trailwood with the exception of the (2) color schemes noted. Homeowners in Trailwood will be able to select from any of the 35 approved colors schemes provided that homeowners do not paint their houses the same color as that of a house on either side. Additionally, for a period of two (2) years effective September 1, 2008, homeowners who are only repainting their shutters will be allowed to paint their shutters the existing colors. The two (2) proposed Color Schemes not approved as proposed:
“Scheme 1 – Mayfield Tract”
“Scheme 7 – Mayfield Tract”
- Item F: To ratify the action taken and approve the AB 2259 opposition letter and authorize management to send the letter to the Governor on behalf of the Board of Director representing the Northwood Pointe Maintenance Association.
- Item G: To ratify the action taken and approve the light maintenance contract (\$105.00/month) with Three Phase Electric to increase the light maintenance inspections to twice a month.
- Item H: Removed from the Consent Calendar for further discussion.
- Item I: Removed from the Consent Calendar for further discussion.
- Item J: Removed from the Consent Calendar as the draft reserve study was not available for review at the time of the meeting.

Vote 4-0-0

ITEM H: POWER WASH – PASEO

A motion was made, seconded and carried to approve the proposal (\$1,295.00) from Personal Touch Cleaning and Maintenance, Inc. for power washing the paseo between the Somerton and Arbor Crest II communities leading to Hicks Canyon trail. Vote 4-0-0

ITEM I: REIMBURSEMENT OF ADDITIONAL FUNDS – JULY CONCERT IN THE PARK

A motion was made, seconded and carried to ratify the action taken and approve the reimbursement of \$280.66 to Ms. Alvarado to cover the additional expenses for the July Concert in the Park. Vote 4-0-0

LIEN ACTIONS TAKEN

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

APN#935-53-429 delinquent in the amount of \$150.32	Vote 4-0-0
APN#935-53-487 delinquent in the amount of \$195.00	Vote 4-0-0
APN#935-53-568 delinquent in the amount of \$195.00	Vote 4-0-0
APN#530-311-93 delinquent in the amount of \$195.00	Vote 4-0-0
APN#530-311-70 delinquent in the amount of \$145.00	Vote 4-0-0

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LIEN ACTIONS TAKEN – CON'T.

APN#530-352-15 delinquent in the amount of \$145.00	Vote 4-0-0
APN#530-352-42 delinquent in the amount of \$155.00	Vote 4-0-0
APN#530-501-37 delinquent in the amount of \$145.00	Vote 4-0-0
APN#935-54-073 delinquent in the amount of \$135.00	Vote 4-0-0
APN#935-54-077 delinquent in the amount of \$195.00	Vote 4-0-0
APN#935-54-175 delinquent in the amount of \$145.00	Vote 4-0-0
APN#935-54-186 delinquent in the amount of \$145.00	Vote 4-0-0
APN#935-54-203 delinquent in the amount of \$295.00	Vote 4-0-0
APN#935-54-340 delinquent in the amount of \$145.00	Vote 4-0-0
APN#530-231-79 delinquent in the amount of \$200.00	Vote 4-0-0

OLD/NEW BUSINESS

Retrofitting of Pool/Wader Drain Covers – A motion was made, seconded and carried to approve the proposal (\$1,881.41) from Trident Pools, Inc. for the retrofitting of the pool and wader drain covers and main drain grate covers. Vote 4-0-0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:24 p.m. The next board meeting will be held on November 10, 2008 with Homeowner Forum at 6:00 p.m.

ATTEST: _____

DATE: _____