

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 10, 2008
Page 1 of 4

BOARD MEMBERS PRESENT: Doug Christ
Bob King
Jan Northcutt

BOARD MEMBERS NOT PRESENT: Melody Alvarado

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING

1. Minutes of the September 8, 2008 meeting approved.
2. Filing of a small claims action on APN#935-53-496 approved if the balance is not paid within 30 day after the lien is filed.
3. Filing of a small claims action on APN#530-252-35 approved if the balance is not paid within 30 day after the lien is filed.
4. Filing of a small claims action on APN#530-581-81 approved if the balance is not paid within 30 day after the lien is filed.
5. Filing of a small claims action on APN#935-54-377 approved if the balance is not paid within 30 day after the lien is filed.
6. Write-off of balance and send to collections approved on APN#935-53-568.
7. Write-off of balance and send to collections approved on APN#530-311-93.
8. Filing of a small claims action on APN#530-342-08 approved.
9. Write-off of balance on APN#935-53-429 approved as the homeowner filed Chapter 7 bankruptcy protection.
10. 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#935-54-190.
11. Homeowner fined in accordance with the violation policy for noncompliance with the CC&Rs.

CALL TO ORDER

Doug Christ, President, called the meeting to order at 6:05 p.m.

HOMEOWNER FORUM

At this time, it was noted that two (2) homeowners were present to discuss the Lexington paint colors. Upon substantive discussion, the Board tabled this item for further review and to allow Ms. Northcutt and Ms. Alvarado to drive through the Lexington community to look at the paint colors.

SOCIAL COMMITTEE UPDATE

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

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 10, 2008
Page 2 of 4

CONSENT CALENDAR

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

- Item A: September 8, 2008 General Session minutes and the Architectural Reports for August, September and October 2008 approved.
- Item B: August 31, 2008 and September 30, 2008 Financial Statements approved.
- Item C: To ratify action taken concerning the concerning the placement of two (2) CDs. One Merrill Lynch operating CD in the amount of \$40,000.00 plus any earned interest was closed. Additionally, one (1) Merrill Lynch reserve CD in the amount of \$50,000.00 plus any earned interest will be closed upon maturity on November 10, 2008. Both of these investments will be held in the money market accounts pending further instructions from Ms. Northcutt following the election.
- Item D: To appoint the delegates/alternates delegates as listed below:

<u>District #</u>	<u>Delegate</u>	<u>Back-Up Delegate</u>
District 1 (Silverado)	Doug Christ	Robert King
District 2 (Tremaine)	Doug Christ	Robert King
District 3 (Fairmont)	Doug Christ	Robert King
District 4 (Bainbridge)	Doug Christ	Robert King
District 5 (Mahogany)	Robert King	Doug Christ
District 6 (Oakhurst)	Robert King	Doug Christ
District 7 (Lexington)	Robert King	Doug Christ
District 8 (Mayfield)	Robert King	Doug Christ
District 9 (Cristal)	Melody Alvarado	Jan Northcutt
District 10 (Rosegate/Lanesend)	Melody Alvarado	Jan Northcutt
District 15 (Somerton/Collage)	Melody Alvarado	Jan Northcutt

- Item E: To set the cut-off date for Candidate Applications to be submitted as January 31, 2009, to set a record date for Members entitled to notice of the April 20, 2009 Delegate District Meeting as March 10, 2009, to set a record date for Members entitled to vote at the April 20, 2009 Delegate District Meeting as March 10, 2009 and to appoint Keystone Pacific to be named as the Inspector of Election for the April 2009 Delegate District & Delegate Meetings.
- Item F: To reappoint Melody Alvarado, Doug Christ and Jan Northcutt (Chairperson) to serve on the Architectural Committee for 2009.
- Item G: To ratify the action to be taken and approve Icon to hang the holiday wreaths by the Monday after Thanksgiving and removed them on January 2nd.
- Item H: To ratify action taken and approve the proposal (\$3,300.00) from Villa Park to complete the annual over seeding of the turf areas.
- Item I: To ratify action taken and approve the winter color rotation to be completed by Villa Park at a cost of \$2,375.00 as allocated for in the 2008/2009 fiscal year budget.
- Item J: To approve the proposal (\$385.00) from Villa Park for various landscape replacement items which resulted from the October landscape inspection.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 10, 2008
Page 3 of 4

CONSENT CALENDAR – CON'T.

- Item K: To approve the proposal (\$5,800.00) from Villa Park for the removal of the dead/failing Eucalyptus trees as recommended by the arborist in her prior evaluation of the Wind Row Eucalyptus trees. Additionally, resolved to approve the proposal (\$16,425.00) from Villa Park to trim the Wind Row Eucalyptus trees.
- Item L: To approve the proposal (\$27,025.00) from Villa Park for the completion of the tree trimming for 2009.
- Item M: Removed from the Consent Calendar for further discussion.
- Item N: To adopt the 2009 meeting schedule as proposed.
- Item O: To approve the 2009 Spring/Summer lifeguard schedule as proposed.
- Item P: To approve the purchase of a large dry board and the labor to install the board to be posted daily at the pool area during lifeguard hours.
- Item Q: To approve the draft reserve study as prepared by Advanced Reserve Solutions.
- Item R: To ratify action taken and approve the AB 952 veto letter which was sent to the governor.
- Item S: Removed from the Consent Calendar for further discussion.

Vote 3-0-0

ITEM M: ARBORIST FEE INCREASE PROPOSAL

Upon the Board's review and substantive discussion, a motion was made, seconded and carried not to accept Sims' proposed fee increase as presented. However, the Board agreed to a fee increase from \$165.00 per hour onsite to \$185.00 per hour onsite (4 hour maximum per visit) and from \$165.00 per hour for preparation of the written arborist's report to \$185.00 per hour (2 hours maximum per visit). Vote 3-0-0

ITEM S: MANGEMENT APPROVAL OF PRE-APPROVED PAINT COLORS

Upon discussion, a motion was made, seconded and carried to allow management to authorize and sign on behalf of the Architectural Committee for approval of paint only applications received provided that homeowners are selecting a paint scheme from among the pre-approved color palettes and that the paint palette selected by the homeowners are not the same as an adjoining neighbor's home. Additionally, resolved to discontinue the requirement that color chips and photos of the homes be submitted for review along with the applications provided that the above criteria are met. All Notice of Completions received will still require final architect/Architectural Committee approval. 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#935-53-374 delinquent in the amount of \$235.00	Vote 3-0-0
APN#935-53-496 delinquent in the amount of \$245.00	Vote 3-0-0

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 10, 2008
Page 4 of 4

LIEN ACTIONS TAKEN – CON'T.

APN#530-252-35 delinquent in the amount of \$245.00	Vote 3-0-0
APN#530-581-81 delinquent in the amount of \$195.00	Vote 3-0-0
APN#935-54-170 delinquent in the amount of \$390.00	Vote 3-0-0
APN#935-54-229 delinquent in the amount of \$310.27	Vote 3-0-0
APN#935-54-267 delinquent in the amount of \$285.00	Vote 3-0-0
APN#935-54-377 delinquent in the amount of \$385.00	Vote 3-0-0

OLD/NEW BUSINESS

2009/2010 Fiscal Year Budget & Reserve Maintenance Disclosure – This item was tabled for further discussion at the January Board meeting. Management will have the reserve study revised to include the actual costs of the tree trimming for 2009/2010 and have the perimeter wrought iron painting adjusted to a five (5) year cycle.

Non-compliance – Wrought Iron Painting Project – Management updated the Board on the status of the homes who had not removed the plant material from their wrought iron fences. A motion was made, seconded and carried to have legal counsel draft an agreement for those homeowners to enter into with the Association in which the individual homeowners would be responsible for the painting, maintenance and repairs of the wrought iron fencing. Vote 3-0-0

Lexington II Paint Colors – This item was previously discussed earlier in the agenda.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:30 p.m. The next board meeting will be held on January 12, 2009 with Homeowner Forum at 6:00 p.m.

ATTEST: 

DATE: 1/12/09