

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 12, 2009
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ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – CON'T.

- 17 Homeowner fined in accordance with the violation policy for noncompliance with the CC&Rs if not in compliance within 10 days.
18. The Board discussed the status of outstanding unpaid violation fines.

CALL TO ORDER

Doug Christ, President, called the meeting to order at 6:14 p.m.

HOMEOWNER FORUM

At this time, it was noted that four (4) homeowners were present to discuss the Lexington paint colors. Upon substantive discussion, the Board advised the Lexington Board members and homeowner present that it was agreeable to grandfathering in the Lexington properties (10 Middleton, 18 Middleton, 29 Lynnfield, 30 Lynnfield, 31 Lynnfield, 32 Lynnfield and 33 Lynnfield) who had previously painted with the approval of the Lexington sub-association. These properties will not be forced to repaint at this time. However, the next time the aforementioned properties paint, the homeowners will be required to paint an approved color scheme and to obtain approval from both Lexington and Northwood Pointe prior to painting. Further, the Board advised the Lexington Board that it should consult with a paint representative and come back to the Northwood Pointe Board at a subsequent meeting with a proposed paint palette which compliments the existing color schemes.

SOCIAL COMMITTEE UPDATE

The next event will be the Annual Snow Day on January 17, 2009 from noon to 4:00 p.m. at Meadowood Park. The Board thanked Ms. Alvarado for all her efforts and for remaining the driving force behind the Northwood Pointe community events.

CONSENT CALENDAR

- A motion was made, seconded and carried to approve the consent calendar as follows:
- Item A: November 10, 2008 General Session minutes and the Architectural Report for November 2008 approved.
 - Item B: October 31, 2008 and November 30, 2008 Financial Statements approved.
 - Item C: To ratify action taken concerning the concerning the placement of three (3) CDs. One (1) 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 was closed. Both of these investments were previously pending the results of the election. Subsequently, the aforementioned CDs were reinvested with Merrill Lynch for one (1) year terms. Finally, one (1) Pacific Premier Bank reserve CD was rolled over for a one (1) year term.
 - Item D: To ratify the action taken and approve the temporary closure of the pool area pending VGBA compliance and receipt of a certification letter from the pool contractor.

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CONSENT CALENDAR – CON’T.

- Item E: To ratify the action taken and approve the insurance renewal proposal as presented by Robco Insurance Services and to decline to purchase the optional terrorism insurance coverage.
- Item F: Removed from the Consent Calendar for further discussion.
- Item G: To ratify the action to be taken and approve the 501(c)(4) application as prepared by Porter & Company with the change noted by Mr. Christ
- Item H: To ratify the action taken and approve the revised reserve study as prepared by Advanced Reserve Solutions which include the following changes:
- Wind Row Eucalyptus Tree Trimming for 2009 – \$22,225.00 (based off of the work for 2009 and proposals from the landscape)
 - 2009 Tree Trimming (All Other) – \$27,025.00 (based off of the approved proposal for 2009)
 - 2010 Tree Trimming (All Other) – \$26,043.00 (based off of the 3 year tree trimming plan)
 - Painting Wrought Iron –Perimeter – Extend the wrought iron perimeter painting cycle to every five (5) years.
- Item I: Removed from the Consent Calendar for further discussion

Vote 4-0-0

ITEM F: 2008/2009 YEAR END AUDIT & TAX PROPOSALS

Upon the Board’s review and discussion, a motion was made, seconded and carried to approve the proposal from Inouye, Shively & Longtin (\$1,200.00) to prepare the Association’s 2008/2009 year end audit and taxes Vote 4-0-0

ITEM I: REQUEST FOR FUNDS – SNOW DAY

A motion was made, seconded and carried to ratify the action taken and approve the request for funds provided receipts are returned totaling \$12,227.34 and/or a check written back to the Association for unused funds Vote 4-0-0

Additionally, henceforth, a motion was made, seconded and carried to allow Melody Alvarado to authorize future expenditures for future community events up to the amount allocated in the annual budget (\$16,008.00) without prior Board approval Upon the conclusion of the events, Ms. Alvarado will provide receipts for the funds used and return any unused funds 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#530-581-07 delinquent in the amount of \$190.00 Vote 4-0-0

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LIEN ACTIONS TAKEN – CON’ I.

APN#935-53-410 delinquent in the amount of \$265.00	Vote 4-0-0
APN#935-53-418 delinquent in the amount of \$235.00	Vote 4-0-0
APN#530-251-32 delinquent in the amount of \$175.00	Vote 4-0-0
APN#530-212-48 delinquent in the amount of \$365.00	Vote 4-0-0
APN#530-352-56 delinquent in the amount of \$185.00	Vote 4-0-0
APN#530-342-12 delinquent in the amount of \$220.00	Vote 4-0-0
APN#530-501-17 delinquent in the amount of \$255.00	Vote 4-0-0
APN#530-501-65 delinquent in the amount of \$130.00	Vote 4-0-0
APN#530-631-34 delinquent in the amount of \$185.00	Vote 4-0-0
APN#935-54-186 delinquent in the amount of \$235.00	Vote 4-0-0
APN#935-54-199 delinquent in the amount of \$185.00	Vote 4-0-0
APN#935-54-221 delinquent in the amount of \$315.00	Vote 4-0-0

OLD/NEW BUSINESS

2009/2010 Fiscal Year Budget & Reserve Maintenance Disclosure – At this time, the Board reviewed the proposed revised draft budget. Previously, Ms. Northcutt reviewed the proposed budget with management. Upon substantive discussion, a motion was made, seconded and carried to approve the proposed 2009/2010 budget and reserve maintenance disclosure. The monthly dues will remain at \$40.00. Additionally, management was directed to arrange to have Keystone Pacific attend the next meeting to discuss the current management contract and proposed management fee increase. Vote 4-0-0

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

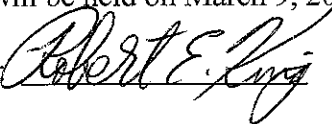
Community Bulletin Board – Pool Area – At this time, the Board choose not to move forward with this item.

Legislative Update – Management provided the Board members with an update on legislation passed in 2008 affecting homeowner’s associations in their Board packet.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:50 p.m. The next board meeting will be held on March 9, 2009 with Homeowner Forum at 6:00 p.m.

ATTEST:



DATE: _____

3/9/09