

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 11, 2009
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BOARD MEMBERS PRESENT: Doug Christ
Bob King
Melody Alvarado

BOARD MEMBERS NOT PRESENT: Jan Northcutt

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING

1. Minutes of the March 9, 2009 meeting approved.
2. Short sale settlement request denied on P312-25715-3.
3. Filing of a small claims action on APN#935-53-541 approved if the balance is not paid within 30 day after the lien is filed.
4. Filing of a small claims action on APN#530-221-39 approved if the balance is not paid within 30 day after the lien is filed.
5. Continue to monitor APN#530-251-31.
6. Continue to monitor APN#530-501-17.
7. Continue to monitor APN#935-54-068.
8. Continue to monitor APN#935-54-132.
9. Continue to monitor APN#935-54-192.
10. Continue to monitor APN#530-231-79.
11. Removal of six (6) months worth of late fees (\$60.00) approved on APN#530-331-43
12. Write-off of balance approved on APN#530-221-39 as the homeowner filed Chapter 7 bankruptcy protection.

SUMMARY OF THE ANNUAL MEETING OF THE DELEGATES – APRIL 21, 2009

The Annual Meeting of the Delegates for Districts #1-17 was held on April 21, 2009. The votes cast by members were previously counted and tallied by delegate district at the April 20, 2009 Annual Meeting of the Members. Pursuant to Section 4 5.1 of the CC&Rs, at the April 21, 2009 Annual Delegate Meeting, the Delegates present cast the votes on behalf of their respective Delegate Districts in the same proportion as all of the voting members in their respective Delegate Districts voted. Melody Alvarado, Doug Christ, and Jan Northcutt were elected to serve on the Board. The IRS Revenue Ruling 70-604 election also was favorably passed.

CALL TO ORDER

Doug Christ, President, called the meeting to order at 6:09 p.m.

HOMEOWNER FORUM

At this time, it was noted that three (3) homeowners were present to discuss a variance request, sub-association request to raise the perimeter wall height and a requests from the Flash swim team.

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Variance Request – 68 Ashcrest – At this time, it was noted that the owner of 68 Ashcrest, Jessica Fernandez was present to discuss her variance request to be allowed to keep her third car driveway after converting her third car garage into a bedroom. A motion was made, seconded and carried to grant the variance as the homeowner resides in a sub-association which allows for variances of this nature. Vote 3-0-0

Collage Request to Raise Perimeter Wall Height – At this time, it was noted that the Collage sub-association Board President was present to discuss the sub-association’s request that the master association raise a portion of the perimeter wall around the Collage sub-association. The sub-association had reported that students from the high school were jumping the wall and congregating on Collage property. Upon substantive discussion, a motion was made, seconded and carried to grant the Collage sub-association permission to raise the perimeter wall height at its own expense provided that the wall extension be constructed of the same material to match the existing wall and that Collage obtain any necessary approvals and/or permits from the city if required. Vote 3-0-0

Flash Swim Team Request – At this time, it was noted that the Flash swim team vice president, Ira Glasky was present to discuss the Flash swim team’s request to hold three (3) additional morning practices in the month of June, replace three (3) broken lane lines and replace one (1) missing stanchion pole. The Board expressed its continued support of the swim team and advised Mr. Glasky that the swim team’s requests were placed on the Board’s consent calendar for acceptance.

SEATING OF THE BOARD

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

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

Vote 3-0-0

SOCIAL COMMITTEE UPDATE

There was no update given at this time. The next event will be a concert toward the end of the summer.

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CONSENT CALENDAR

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

- Item A: March 9, 2009 General Session minutes, April 20, 2009 Annual Meeting of the Delegate Districts #1-17 minutes, April 21, 2009 Annual Meeting of the Delegate #1-17 minutes, and the Architectural Reports for February 10, 2009 through March 10, 2009 and March 10, 2009 through April 10, 2009 approved.
- Item B: February 28, 2009 and March 31, 2009 Financial Statements approved.
- Item C: To ratify the action taken concerning the placement of the three (3) CDs. One CD with Merrill Lynch in the amount of \$90,000.00 plus any earned interest was rolled over for a nine (9) month term. Two new reserve CD investments in the amounts of \$35,000.00 and \$50,000.00 were opened with Pacific Premier Bank and Imperial Capital Bank for one (1) year terms.
- Item D: To ratify action taken and approve the summer color rotation to be completed by Villa Park at a cost of \$925.00 as allocated for in the 2009/2010 fiscal year budget.
- Item E: To approve the Canyon View Elementary 3rd and 6th grade events to be held at the pool area on June 16th, June 17th and 18th respectively and to approve lifeguard coverage for these events.
- Item F: To approval the proposal (\$1,392.50) from Villa Park for the continued replacement of the aging plant material throughout the community and a second proposal (\$331.50) for the replacement of old Myoporium along the walking paseo between Somerton and Arbor Crest II.
- Item G: To approve the Flash swim team's request to add three (3) additional practices (June 3rd, 11th and 17th) from 3:00 p.m. to 6:15 p.m. to the approved pool use schedule. As in years past, management will post the pool use calendar in the pool area bulletin board as well as in the monthly newsletters.
- Item H: To ratify action taken and approve the replacement of the additional torn umbrella canvas (\$3,182.55) from Sarris Interiors.
- Item I: To approve the replacement of three (3) lane lines and one (1) metal pole at the pool area.

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#935-53-541 delinquent in the amount of \$435.00	Vote 3-0-0
APN#530-251-31 delinquent in the amount of \$185.00	Vote 3-0-0
APN#530-331-43 delinquent in the amount of \$265.96	Vote 3-0-0
APN#530-501-17 delinquent in the amount of \$235.00	Vote 3-0-0
APN#935-54-066 delinquent in the amount of \$265.96	Vote 3-0-0
APN#935-54-068 delinquent in the amount of \$245.00	Vote 3-0-0
APN#935-54-132 delinquent in the amount of \$220.00	Vote 3-0-0

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LIEN ACTIONS TAKEN – CON’T.

APN#935-54-192 delinquent in the amount of \$230.00	Vote 3-0-0
APN#530-221-39 delinquent in the amount of \$905.00	Vote 3-0-0
APN#530-231-79 delinquent in the amount of \$185.00	Vote 3-0-0

OLD/NEW BUSINESS

Annual Mulch Rotation – Upon the Board’s review and discussion, a motion was made, seconded and carried to approve the proposal (\$9,375.00) from Villa Park to proceed with the annual mulching of the community using “forest floor mulch.” The mulch rotation will be scheduled for July. Vote 3-0-0

Board Vacancy – At this time, the Board chose to take no action on this item as there were no candidates present.

Variance Request – 68 Ashcrest – This item was previously discussed earlier in the agenda.

Collage Request to Raise Perimeter Wall Height – This item was previously discussed earlier in the agenda.

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 July 13, 2009 with Homeowner Forum at 6:00 p.m.

ATTEST: Melody Alvarado

DATE: 7.9.09