

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 14, 2009
Page 1 of 5

BOARD MEMBERS PRESENT:

Doug Christ
Melody Alvarado
Jan Northcutt
Bob King

BOARD MEMBERS NOT PRESENT:

None

MANAGEMENT REPRESENTATIVE:

Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING

1. Minutes of the July 9, 2009 meeting approved.
2. Filing of a small claims action on APN#935-53-404 approved if the balance is not paid within 30 day after the lien is filed.
3. Filing of a small claims action on APN#530-221-49 approved if the balance is not paid within 30 day after the lien is filed.
4. After the lien is placed, continue to monitor APN#530-251-17.
5. After the lien is placed, continue to monitor APN#530-341-08.
6. After the lien is placed, continue to monitor APN#530-342-57.
7. After the lien is placed, continue to monitor APN#530-631-15.
8. After the lien is placed, continue to monitor APN#935-54-065.
9. After the lien is placed, continue to monitor APN#935-54-068.
10. After the lien is placed, continue to monitor APN#935-54-162.
11. After the lien is placed, continue to monitor APN#935-54-167.
12. After the lien is placed, continue to monitor APN#530-231-79.
13. Filing of a small claims action on APN#935-53-498 approved.
14. Filing of a small claims action on APN#935-53-541 approved.
15. Filing of a small claims action on APN#935-54-076 approved.
16. Approved to send APN#530-211-03 to collections in an effort to collect the balance.
17. Approved to send APN#530-352-53 to collections in an effort to collect the balance.
18. Approved to send APN#935-54-192 to collections in an effort to collect the balance.
19. Approved to foreclose on APN#935-54-077.
20. Approved to foreclose on APN#935-54-249.
21. Approved to send APN#935-54-262 to collections in an effort to collect the balance.
22. Asset search approved on APN#935-54-377.
23. Fee reduction request denied on APN#530-251-32.
24. Collection costs removal request denied on APN#530-432-14.
25. Late fee and pre-lien fee removal request denied on P312-58146-4.
26. Check reversal request denied on P312-24113-3.
27. Removal of the \$10.00 late fee approved on P312-11090-3.
28. Late fee and pre-lien fee removal request denied on P312-62077-1.
29. Homeowner request to alter terms of the fence agreement denied.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 14, 2009
Page 2 of 5

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

- 30. Request for reimbursement of towing drop fees denied.
- 31. Homeowners in violation of the CC&Rs were fined for non-compliance.

CALL TO ORDER

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

VARIANCE REQUEST – 9 CANYONWOOD – FIREPLACE HEIGHT AND PATIO COVER

At this time, it was noted that the homeowner of 9 Canyonwood, Bill Parente was present along with his architect to present his variance request for an exception to the fireplace height and patio cover setback requirements.

Upon review of the homeowner's plans and discussion, a motion was made, seconded and carried to approve the variance request for a) an exception to the 7 ft. maximum fireplace height restriction and allow the fireplace as presented in the plans at 8'3"; and b) for an exception to the patio cover setback requirement of 5 feet and allow for a 4foot setback. Vote 4-0-0

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

SOCIAL COMMITTEE UPDATE

Ms. Alvarado updated the Board on the Concert in the Park. The Board again thanked Ms. Alvarado and her group of faithful volunteers for all their efforts.

CONSENT CALENDAR

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

- Item A: July 9, 2009 General Session Board Meeting minutes and the Architectural Submittal Reports for June 10, 2009 through July 10, 2009 and July 10, 2009 through August 10, 2009.
- Item B: June 30, 2009 Financial Statement approved.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 14, 2009
Page 3 of 5

CONSENT CALENDAR – CON’T.

- Item C: To ratify the action taken concerning the placement of seven (7) CDs. One (1) CD with Imperial Capital CD in the amount of \$49,158.91 plus any earned interest was rolled over for a one (1) year term at the highest rate available at the time the investment was placed. Two (2) Merrill Lynch reserve CDs in the amounts of \$50,000.00 and \$96,000.00 plus any earned interest were rolled over for two (2) year terms at the highest rate available at the time the investments were placed. One (1) Pacific Mercantile CD in the amount of \$84,059.98 plus any earned interest was rolled over for a one (1) year term at the highest rate available at the time the investment was placed. Two (2) additional Merrill Lynch CDs in the amount of \$90,000.00 each plus any earned interest were closed, of which \$150,000.00 was reinvested with Pacific Premier Bank for a six (6) month term at the highest rate available at the time the investment was placed. In an effort to earn additional interest, one (1) new CD in the amount of \$100,000.00 was opened with Merrill Lynch for a six (6) month term at the highest rate available at the time the investment was placed.
- Item D: To ratify the action taken and approve the proposal (\$2,160.00) from Villa Park to complete the annual over seeding of the turf areas.
- Item E: Removed from the Consent Calendar for discussion.
- Item F: Removed from the Consent Calendar as the draft reserve study was not available for review.
- Item G: To ratify the action taken and approve the check issued to Ms. Alvarado for \$4,000.00 to pay for expenses for the Concert in the Park.
- Item H: Removed from the Consent Calendar for discussion.
- Item I: To ratify the action taken and approve the proposal (\$841.00) for the replacement of the two (2) building light fixtures. This expenditure will be expensed to Reserves – Lighting.
- Item J: To approve the proposal (\$6,103.87) from Diversified Painting for the painting of the pool building stucco, woodwork and interior surfaces. This expenditure will be expensed to Reserves – Exterior Surfaces.

Vote 4-0-0

ITEM E: LANDSCAPE REPLACEMENT PROPOSAL

A motion was made, seconded and carried to approve the proposal (\$6,175.00) from Villa Park for various landscape replacement items to fill in bare areas and to continue renovating the landscape throughout the community. Vote 4-0-0

ITEM H: MASTIC REPLACEMENT – POOL AREA

Upon review of the proposals, a motion was made, seconded and carried to approve the proposal (\$7,680.00) from Alan Smith Pool Plastering to replace the mastic around the pool area. This expenditure will be expensed to Reserves – Pool/Cabana. Vote 4-0-0

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 14, 2009
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#935-53-404 delinquent in the amount of \$545.00	Vote 4-0-0
APN#530-221-49 delinquent in the amount of \$335.00	Vote 4-0-0
APN#530-251-17 delinquent in the amount of \$145.00	Vote 4-0-0
APN#530-341-08 delinquent in the amount of \$195.00	Vote 4-0-0
APN#530-352-57 delinquent in the amount of \$135.00	Vote 4-0-0
APN#530-631-15 delinquent in the amount of \$195.00	Vote 4-0-0
APN#935-54-065 delinquent in the amount of \$245.00	Vote 4-0-0
APN#935-54-068 delinquent in the amount of \$195.00	Vote 4-0-0
APN#935-54-162 delinquent in the amount of \$145.00	Vote 4-0-0
APN#935-54-167 delinquent in the amount of \$145.00	Vote 4-0-0
APN#530-231-79 delinquent in the amount of \$195.00	Vote 4-0-0

OLD/NEW BUSINESS

Pool Restroom Accessibility – Upon discussion, a motion was made, seconded and carried to approved for the restroom door locks to be changed out so that the doors can remain unlocked during pool hours. Management will instruct the patrol company to unlock the pool area restrooms in the morning and secure them in the evenings after the pool area is closed. Vote 4-0-0

Pool Exit Accessibility – Upon substantive discussion, a motion was made, seconded and carried to approve for management to change out the two (2) pool exit gates which require a key to exit so that in the event of an emergency, any of the gates may be used for exiting. Vote 4-0-0

Poseiden Pool Monitoring System – At this time, this item was removed from consideration due to the high costs.

Pool Closures – Upon substantive discussion, in an effort to reduce the number of pool closures due to defecation in the pool, a motion was made, seconded and carried to make plastic pants available from the lifeguards to anyone who needs one. Additionally, management was instructed to inquire about the feasibility of the institution of “safety breaks” with legal counsel. Vote 4-0-0

Renewable Energy Resources – At this time, this item was removed from consideration due to the information received concerning the current viability of residential wind turbine applications in Irvine. Management is researching geothermal technology to generate electricity for the next meeting.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 14, 2009
Page 5 of 5

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:54 p.m. The next board meeting will be held on November 9, 2009 with Homeowner Forum at 6:00 p.m.

ATTEST: _____

DATE: _____

DRAFT