

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 9, 2009
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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 – SEPTEMBER 14, 2009

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.

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ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – SEPTEMBER 14, 2009 – 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 6:02 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.

CONSENT CALENDAR

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

- Item A: September 14, 2009 General Session Board Meeting minutes and the Architectural Submittal Reports for August 10, 2009 through September 10, 2009 and September 10, 2009 through October 10, 2009.
- Item B: July 31, 2009, August 31, 2009 and September 30, 2009 Financial Statements approved.
- Item C: To ratify the action taken concerning the opening of a new CD opened with Imperial Capital Bank in the amount of \$100,000.00 for a one (1) year term at the highest rate at the time the investment was placed.
- Item D: To appoint the delegates/alternate 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

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CONSENT CALENDAR – CON’T.

- Item E: To set the cut-off date for Candidate Applications to be submitted as January 31, 2010, to set a record date for Members entitled to notice of the April 20, 2010 Delegate District Meeting as March 10, 2010, to set a record date for Members entitled to vote at the April 19, 2010 Delegate District Meeting as March 10, 2010 and to appoint Keystone Pacific as the Inspector of Election for the April 2010 Delegate District & Delegate Meetings.
- Item F: To reappoint Melody Alvarado, Doug Christ and Jan Northcutt (Chairperson) to serve on the Architectural Committee for 2010.
- 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 4th.
- Item H: To ratify the 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 2009/2010 fiscal year budget.
- Item I: To approve the proposal (\$490.00) from Villa Park for the replacement of two (2) trees that were previously removed along Arborwood behind 56 Mount Vernon.
- Item J: To approve the proposal (\$26,042.50) from Villa Park for the completion of the tree trimming for 2010.
- Item K: To ratify the action taken and approve the trimming of the palm trees at the pool area by Villa Park at a cost of \$945.00.
- Item L: To ratify the action taken and approve the reimbursement to Ms. Alvarado in the amount of \$448.14 for expenses incurred related to the Concert in the Park.
- Item M: To ratify the action taken for the approval of the additional lifeguard coverage Monday through Friday from 3:30-6:30 p.m. from September 21st through October 9th.
- Item N: To adopt the 2010 Board meeting schedule as proposed.
- Item O: To approve the 2010 lifeguard schedule and Safe Swim contract renewal as proposed.
- Item P: To approve the renewal of the Association’s liability, property, D&O, umbrella and fidelity policies as outlined in the proposal from Robco Insurance Services, Inc. for a total cost of \$19,047.00. Additionally, to decline to purchase the additional terrorism coverage.
- Item Q: To approve the draft reserve study as prepared by Advanced Reserve Solutions.

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#935-53-527 delinquent in the amount of \$195.00	Vote 4-0-0
APN#530-211-03 delinquent in the amount of \$195.00	Vote 4-0-0
APN#530-342-10 delinquent in the amount of \$195.00	Vote 4-0-0

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OLD/NEW BUSINESS

2010/2011 Fiscal Year Budget & Reserve Maintenance Disclosure – At this time, the Board reviewed the proposed revised draft budget. A motion was made, seconded and carried to approve the proposed 2010/2011 budget and reserve maintenance disclosure. The monthly dues will remain at \$40.00. Vote 4-0-0

Renewable Energy Resources – At this time, this item was removed from consideration due to the information received concerning the current costs involved to install a geothermal energy system.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:15 p.m. The next board meeting will be held on January 11, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: _____

DATE: _____

DRAFT