

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 11, 2010
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BOARD MEMBERS PRESENT:

Doug Christ
Jan Northcutt
Bob King

BOARD MEMBERS NOT PRESENT:

Melody Alvarado

MANAGEMENT REPRESENTATIVE:

Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – NOVEMBER 9, 2009

1. Minutes of the September 14, 2009 meeting approved.
2. After the lien is placed, continue to monitor APN#935-53-527.
3. After the lien is placed, continue to monitor APN#530-211-03.
4. After the lien is placed, continue to monitor APN#530-342-10.
5. Filling of a small claims action on APN#530-341-08 approved.
6. Filling of a small claims action on APN#530-631-15 approved.
7. Filling of a small claims action on APN#935-54-065 approved.
8. Filling of a small claims action on APN#935-54-132 approved.
9. Approved to write off the balance and send APN#935-54-123 to collections in an effort to collect the balance.
10. Returned ACH fee removal denied on P312-65056-1.
11. Late fee and pre-lien fee removal request denied on P312-70711-1.
12. Request for temporary stay of assessments denied on P312-11090-3.
13. Homeowner request to rescind fines denied.
14. Homeowners in violation of the CC&Rs were fined for non-compliance.

CALL TO ORDER

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

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

SOCIAL COMMITTEE UPDATE

There was no new update this month.

CONSENT CALENDAR

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

- Item A: November 2, 2009 General Session Board Meeting minutes and the Architectural Submittal Reports for October 10, 2009 through November 10, 2009 and November 10, 2009 through December 10, 2009 approved.
- Item B: October 31, 2009 and November 30, 2009 Financial Statements approved.

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- Item C: To ratify the action taken concerning the placement of four (4) CDs. One (1) Merrill Lynch reserve CD in the amount of \$50,000.00 plus any earned interest was closed and reinvested for a one (1) year term with One West Bank at the highest rate available at the time of investment. Additionally, one (1) Merrill Lynch reserve CD and one Pacific Premier reserve CD in the amounts of \$90,000.00 and \$35,370.26 plus any earned interest, respectively, were rolled over. Finally, one (1) Pacific Premier Bank reserve CD was rolled over for a thirteen (13) month term at the highest rate at the time of investment.
- Item D: To approve the proposal (\$1,185.00) from Schonwit & Company to prepare the 2009/2010 year end audit and taxes.
- Item E: To ratify the action taken and approve the request for funds provided receipts are returned totaling \$9,697.86 and/or a check written back to the Association for unused funds.

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 accounts for the collection of outstanding assessments and applicable fees:

APN#530-432-14
APN#530-341-12
APN#530-311-70
APN#530-342-10
APN#530-352-16
APN#530-352-68
APN#530-501-38
APN#530-501-37
APN#935-54-123
APN#935-54-213
APN#935-54-285
APN#530-231-81

Vote 3-0-0

OLD/NEW BUSINESS

Legislative Update – Management provided the Board members with an update on legislation passed in 2010 affecting homeowner’s associations in their Board packet.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:23 p.m. The next board meeting will be held on March 8, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: Melody Alvarado

DATE: 3.8.10