

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 8, 2010  
Page 1 of 3

BOARD MEMBERS PRESENT: Doug Christ  
Jan Northcutt  
Bob King  
Melody Alvarado

BOARD MEMBERS NOT PRESENT: None

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – JANUARY 11, 2010

1. Minutes of the November 9, 2009 meeting approved.
2. Filing of a small claims action on APN#935-53-527 approved if the balance is not paid within 30 days of the date the lien is placed.
3. Filing of a small claims action on APN#530-211-03 approved if the balance is not paid within 30 days of the date the lien is placed.
4. Approved to write off the balance and send APN#530-252-50 to collections in an effort to collect the balance.
5. Approved to write off the balance and send APN#935-53-489 to collections in an effort to collect the balance.
6. Approved to write off the balance and send APN#530-342-10 to collections in an effort to collect the balance.
7. Approved to write off the balance on APN#530-351-52.
8. Approved to write off the balance on APN#530-221-39 as the homeowner filed for bankruptcy.
9. Asset search approved on APN#935-53-410.
10. Asset search approved on APN#935-54-249.
11. Approved to forward the file for APN#935-54-175 to a bankruptcy attorney for review.
12. Payment plan and stay of delinquency action denied for APN#935-54-065.
13. Returned ACH fee removal denied on P312-65056-1.
14. Late fee removal request denied on P312-59039-3.
15. Lien fee removal request denied on P312-12158-3.
16. Homeowners in violation of the CC&Rs were fined for non-compliance.

CALL TO ORDER

Doug Christ, President, called the meeting to order at 6:11 p.m.

HOMEOWNER FORUM

No homeowners were present for Homeowner Forum.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 8, 2010  
Page 2 of 3

SOCIAL COMMITTEE UPDATE

The Board discussed the need for a volunteer to come forward to take over the role of Social Committee Chairperson or the Board will have no choice but to discontinue the community events. Management reported that there has been no interest received to date. Mr. King volunteered to write an article for the May newsletter.

CONSENT CALENDAR

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

- Item A: January 11, 2010 General Session Board Meeting minutes and the Architectural Submittal Reports for December 10, 2009 through January 10, 2010 and January 10, 2010 through February 10, 2010 approved.
- Item B: December 31, 2009 and January 31, 2010 Financial Statements approved.
- Item C: To ratify action taken and approve the spring color rotation to be completed by Villa Park at a cost of \$900.00 as allocated for in the 2010/2011 fiscal year budget.
- Item D: To approve the proposal from Personal Touch Cleaning and Maintenance (\$3,205.00) for 1) the cleaning, degreasing and application of a protective coating on the pool chairs and lounges; 2) the cleaning and application of Scotch Guard on the umbrellas; 3) the cleaning and sealing of the shower tiles; 4) the acid washing and cleaning of the concrete restroom floors; and 5) the power washing of the pool deck.
- Item E: To approve the Flash swim team practice and meet 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.

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 accounts for the collection of outstanding assessments and applicable fees:

APN#935-53-404  
APN#935-53-427  
APN#935-53-513  
APN#530-231-58  
APN#530-221-49  
APN#530-291-40  
APN#530-352-57  
APN#935-54-249  
APN#935-54-285

Vote 4-0-0

NORTHWOOD POINTE MAINTENANCE ASSOCIATION  
GENERAL SESSION MEETING MINUTES

MARCH 8, 2010

Page 3 of 3

OLD/NEW BUSINESS

Newsletter Items – At this time, the Board discussed a homeowner's request that the Association consider including a section in the newsletter about the various youth sports programs Irvine has to offer (e.g. registration reminders for various sports) and also a section pertaining to events (e.g. fundraisers, auctions, etc.) at the local schools (Canyon View Elementary, Sierra Vista Middle School and Northwood High School). The Board agreed to try and include these items in future newsletters.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:21 p.m. The next board meeting will be held on May 13, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: Melody Alvarado

DATE: 5.12.10