

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 13, 2010
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BOARD MEMBERS PRESENT:	Jan Northcutt Bob King Melody Alvarado
BOARD MEMBERS NOT PRESENT:	Doug Christ
MANAGEMENT REPRESENTATIVE:	Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – MARCH 8, 2010

1. Payment plan and reversal of late fees and interest approved on APN#935-53-496; request to remove charges for actual expenses incurred by the Association denied.
2. Minutes of the January 11, 2010 meeting approved.
3. Ratified actions taken concerning the rejection of an offer of settlement on P312-12130-3.
4. Ratified actions taken concerning the rejection of an offer of settlement on P312-52069-1.
5. Ratified the actions taken and approved a draft response letter prepared by the Association's legal counsel.
6. After the lien is placed, continue to monitor APN#530-231-48.
7. After the lien is placed, continue to monitor APN#530-342-60.
8. After the lien is placed, continue to monitor APN#935-54-232.
9. After the lien is placed, continue to monitor APN#935-54-261.
10. After the lien is placed, continue to monitor APN#935-54-282.
11. After the lien is placed, continue to monitor APN#530-231-79.
12. Approved to write off the balance on APN#530-432-31.
13. Approved to write off the balance on APN#530-342-08.
14. Approved to write off the balance and send APN#935-53-541 to collections in an effort to collect the outstanding assessments and applicable charges.
15. Payment plan approved on APN#935-54-340.
16. Payment extension granted until May 31, 2010 on APN#530-221-49.
17. Request to reverse late fees and interest granted on P312-24713-4; request to reverse pre-lien fee denied.
18. Payment plan and request to remove late charges and penalties denied on APN#935-54-377.
19. Homeowners in violation of the CC&Rs were fined for non-compliance.
20. Legal correspondence from attorney reviewed.

SUMMARY OF THE ANNUAL MEETING OF THE DELEGATES – APRIL 20, 2010

The Annual Meeting of the Delegates for Districts #1-17 was held on April 20, 2010. The votes cast by members were previously counted and tallied by delegate district at the April 19, 2010 Annual Meeting of the Members. Pursuant to Section 4.5.1 of the CC&Rs, at the April 20, 2010 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. Bob King was elected to

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serve on the Board. The IRS Revenue Ruling 70-604 election also was favorably passed.

CALL TO ORDER

Management called the meeting to order at 6:03 p.m.

HOMEOWNER FORUM

At this time, it was noted that Ira Glasky, Vice President of the Flash swim team, was present to discuss the upcoming Flash swim team season. The Board thanked Mr. Glasky for his attendance and for the update.

At this time, the Board adjourned into Executive Session to meet with a homeowner regarding a delinquent account.

The Board reconvened General Session at 6:45 p.m.

SEATING OF THE BOARD

This item was tabled as Mr. Christ was not present for the meeting.

SOCIAL COMMITTEE UPDATE

The Board discussed the need for a volunteer to come forward to take over the role of Social Committee Chairperson. Management advised the Board of a homeowner who had contacted management and may be interested in taking on this role. Ms. Alvarado also advised the Board of an additional resident who has come forward to volunteer to assist with the events.

CONSENT CALENDAR

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

- Item A: March 8, 2010 General Session Board Meeting minutes, April 19, 2010 Annual Meeting of the Delegate Districts #1-17 minutes, April 20, 2010 Annual Meeting of the Delegates #1-17 minutes, and the Architectural Submittal Reports for February 10, 2010 through March 10, 2010 and March 10, 2010 through April 10, 2010 approved.
- Item B: February 28, 2010 Financial Statement approved.
- Item C: To ratify the action taken concerning the placement of two (2) investments. One (1) City National reserve CD in the amount of \$50,953.68 plus any earned interest was closed and reinvested for a one (1) year term with Capital Source Bank at the highest rate available at the time of investment. Additionally, one (1) Pacific Premier reserve CD in the amount of \$150,408.63 plus any earned interest was closed and reinvested for a six (6) month term with Merrill Lynch at the highest rate available at the time of investment.
- Item D: To ratify action taken and approve the proposal (\$1,137.13) from A 2 Z Plumbing to replace the four (4) faucets in the women's and men's restrooms at the pool area.

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- Item E: To ratify the action taken and approve for management to fax letters to the members of the Assembly Housing and Community Development Committee expressing the Board's opposition of AB 2502 (Brownley).
- Item F: To approve the proposal from ARS (\$750.00) for an updated reserve study without a site inspection.
- Item G: To approve to move forward with the painting and repairs of the pool area wrought iron and the scheduled tree trimming plan (all other trees). Additionally, to repair the aforementioned pool components on an as needed basis as these components have recently been evaluated. Finally, to re-evaluate the re-strapping of the pool furniture and the replacement of the starting blocks next year as these components appear to be good condition.
- Item H: To authorize management to continue the landscape renovation and approve the proposal (\$6,500.00) from Villa Park for the continued replacement of old plant material throughout the community.
- Item I: To approve the mulching of the NWP common area at a cost of \$9,375.00. The mulch application will be scheduled for the month of July.
- Item J: To approve the next 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 K: To approve the proposal (\$8,559.00) from Diversified Painting for the painting and repair of the pool area wrought iron components including the pool fencing, gates, entry gate railings, skate board bumps, metal trash receptacle, bike racks, three metal handicap display sign posts, and two wrought iron benches.

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#530-231-48
APN#530-342-60
APN#935-54-232
APN#935-54-261
APN#935-54-282
APN#530-231-79
APN#530-221-49*

** Lien to be placed if balance not paid in full by 5/31.*

Vote 3-0-0

OLD/NEW BUSINESS

Somerton Request – Approval of Paint Schemes – At this time, the Board reviewed the

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Somerton sub-association's request for the Board to approve the adoption of the paint schemes as presented by the Somerton Board. A motion was made, seconded and carried to adopt the color palette as presented by Somerton which will replace the current pre-approved color schemes for Somerton on a go forward basis upon receipt of the new color books from Somerton. Vote 3-0-0

Lexington Request – Approval of Paint Schemes – The Board reviewed the Lexington sub-association's request for the Board to approve the adoption of the paint schemes as presented by the Lexington Board. A motion was made, seconded and carried to adopt the color palette as presented by Lexington which will replace the current pre-approved color schemes for Lexington on a go forward basis upon receipt of the new color books from Lexington. Vote 3-0-0

Pool Rules – Swim Instruction – At this time, the Board reviewed an email from Safe Swim, the Association's lifeguard service provider pertaining to the use of the pool by independent swim instructors and non-residents. Upon substantive discussion, a motion was made, seconded and carried to authorize Safe Swim at its discretion to conduct residency checks at the pool area with the goal of preserving the pool use for residents and their invited guests only. Additionally, a motion was made, seconded and carried to approve the purchase of swim diapers (in addition to the plastic pants already authorized) to be handed out by the lifeguards as a courtesy to residents who may have forgotten these items at home. The Board did not agree to place any additional conditions or restrictions on resident use of independent swim instructors provided that the swim instructors are accompanied by residents. Vote 3-0-0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:06 p.m. The next board meeting will be held on July 12, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: Melody Alvarado DATE: 7/20/10