

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 20, 2010
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BOARD MEMBERS PRESENT: Bob King
Doug Christ
Jan Northcutt
Melody Alvarado

BOARD MEMBERS NOT PRESENT: None

MANAGEMENT REPRESENTATIVE: Lani Kaneshiro

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – MAY 13, 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 March 8, 2010 meeting approved.
3. Ratified actions taken concerning the rejection of an offer of settlement on P312-11064-3.
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.

CALL TO ORDER

Management called the meeting to order at 6:10 p.m.

HOMEOWNER FORUM

At this time, it was noted that no homeowners were present for Homeowner Forum.

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SEATING OF THE BOARD

A motion was made, seconded and carried to re-seat the Board of Directors as follows:

President – Bob King
Vice President – Doug Christ
Secretary – Melody Alvarado
Treasurer – Jan Northcutt

Vote 4-0-0

SOCIAL COMMITTEE UPDATE

At this time, Ms. Alvarado updated the Board that she had spoken to the new Social Committee Chairperson, Veronica Tamura and that Ms. Tamura was planning on doing an event towards the end of summer.

CONSENT CALENDAR

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

- Item A: May 13, 2010 General Session Board Meeting minutes and the Architectural Submittal Reports for April 10, 2010 through May 10, 2010 and May 10, 2010 through June 10, 2010 approved.
- Item B: March 31, 2010, April 30, 2010 and June 31, 2010 Financial Statements approved.
- Item C: To ratify the action taken concerning the placement of one (1) reserve CD and the opening of two (2) new reserve CDs. One (1)-One West Bank reserve CD in the amount of \$40,159.69 plus any earned interest was rolled over for a one (1) year term. Additionally, two (2) new reserve CDs for \$95,000.00 for six (6) month terms were opened with Merrill Lynch at the highest rate available at the time of investment.
- Item D: To approve the draft audit for the March 31, 2010 fiscal year end as prepared by Schonwit & Company.
- Item E: To ratify the action taken and approve for management to fax letters to the members of the Senate Transportation and Housing Committee expressing the Board's opposition of AB 1793 (Saldana).
- Item F: Removed from the Consent Calendar for further discussion.

Vote 4-0-0

ITEM F: POSITIVE FORCE GATE CLOSING SYSTEM PROPOSAL – POOL AREA

A motion was made, seconded and carried to approve the proposal (\$5,983.43) from Pacific Lock & Security for the replacement of the old Kant slam gate arm hinges on the three (3) pool gates with Positive Force Gate Closing Systems. Vote 4-0-0

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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#530-341-12
APN#530-342-51

Vote 4-0-0

A second motion was made, seconded and carried to hold action in abeyance until the next meeting on the following account:

APN#935-53-404

Vote 4-0-0

OLD/NEW BUSINESS

Light Fixture Replacement Proposal – Pool Area – A motion was made seconded and carried to approve the proposal (\$11,228.00 plus the costs of any applicable permits and fees if required by the City of Irvine) from Three Phase Electric for the replacement of the 14 lights inside of the pool with LED lights. Additionally, at this time, the Board voted to hold off on the replacing of the 16 security lights mounted on the palms trees to LED lights and to hold off on the replacement of the eight palm tree lights with compact fluorescent fixtures. The Board may reconsider the replacement of the two later items noted as the fixtures come due for replacement in the future per the reserve study's recommended replacement schedule. Vote 4-0-0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:30 p.m. The next board meeting will be held on September 13, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: Melody Alvarado DATE: 9.13.10