

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 13, 2010
Page 1 of 3

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 – JULY 20, 2010

1. Minutes of the May 13, 2010 meeting approved.
2. Ratified actions taken concerning the rejection of an offer of settlement on P312-23929-2.
3. Ratified the various actions taken in conjunction with responses to legal requests made of the Association.
4. Filing of a small claims action on APN#530-231-48 approved.
5. Approved to write off the pre-petition debt on APN#935-54-170.
6. Asset search approved on APN#530-351-11.
7. Approved to write off the balance on APN#530-352-53.
8. Payment plan approved on APN#530-342-60; and request to remove late charges and penalties denied.
9. Homeowner in violation of the CC&Rs was fined for non-compliance.

CALL TO ORDER

Bob King, President called the meeting to order at 6:09 p.m.

HOMEOWNER FORUM

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

SOCIAL COMMITTEE UPDATE

The next community event will be Movie Night at Meadowood Park on Saturday September 25th. The movie being shown will be “Cloudy with a Chance of Meatballs.” Popcorn and water will be available.

CONSENT CALENDAR

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

- Item A: July 20, 2010 General Session Board Meeting minutes and the Architectural Submittal Reports for June 10, 2010 through August 11, 2010 approved.
- Item B: June 30, 2010 and July 31, 2010 Financial Statements approved.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 13, 2010
Page 2 of 3

CONSENT CALENDAR – CON’T.

- Item C: To ratify the action taken concerning the placement of two (2) reserve CDs. One (1) City National Bank reserve CD in the amount of \$50,279.46 plus any earned interest was closed and reinvested at One West Bank for a one (1) year term at the highest rate at the time of investment. Additionally, one (1) Pacific Mercantile Bank reserve CD in the amount of \$86,003.71 plus any earned interest was closed and reinvested at One West Bank for a one (1) year term at the highest rate at the time of investment.
- Item D: To ratify action taken and approve the replacement of the two (2) torn umbrella canvas (\$6,130.63) by Sarris Interiors to be expensed to Reserves – Pool/Cabana.
- Item E: To ratify action taken and approve the removal of the dead palm fronds and seed pods from the palm trees at the pool area by Villa Park at a cost of \$945.00 as allocated in the 2010/2011 approved budget.
- Item F: To ratify action taken and approve the proposal from Villa Park in the amount of \$2,700.00 to complete the annual over seeding of the turf areas as approved and allocated for by the Board as a part of the 2010/2011 fiscal year budget.
- Item G: To approve the fall and winter holiday color rotations to be completed by Villa Park at a cost of \$925.00 and \$2,375.00 respectively as allocated for in the 2010/2011 fiscal year budget.

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#530-581-18 delinquent in the amount of \$204.37
APN#530-311-14 delinquent in the amount of \$145.50
APN#530-341-02 delinquent in the amount of \$205.00
APN#530-342-11 delinquent in the amount of \$150.46
APN#935-54-170 delinquent in the amount of \$837.66

Vote 4-0-0

OLD/NEW BUSINESS

Response to Pool Incident – Upon review of the incident report from Safe Swim and the police report from the Irvine Police Department, Management was directed to prepare a letter of commendation to recognize the Safe Swim employee for his prompt and actions and response to the car accident which occurred at the pool area on August 28, 2010. President, Bob King will sign the letter on the Board’s behalf.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 13, 2010
Page 3 of 3

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:16 p.m. The next board meeting will be held on November 8, 2010 with Homeowner Forum at 6:00 p.m.

ATTEST: _____

DATE: _____

DRAFT