

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 13, 2015
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BOARD MEMBERS PRESENT: Jan Northcutt
Bob King
Melody Alvarado

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Lani Kaneshiro, Keystone Pacific

ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING – May 11, 2015

The Executive Session minutes from the March 9, 2015 meeting were approved. Additionally, the Board discussed and took action on delinquent accounts.

CALL TO ORDER

Jan Northcutt, President, called the meeting to order at 6:00 p.m.

SEATING OF THE BOARD

At this time, a motion was made, seconded and carried to reseal the Board as follows:

Bob King – President
Melody Alvarado – Vice President/Secretary
Jan Northcutt – Treasurer

Vote 3-0-0

SOCIAL COMMITTEE UPDATE

There was no update provided for the meeting.

HOMEOWNER FORUM

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

CONSENT CALENDAR

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

- Item A: To ratify the action taken and approve the May 11, 2015 General Session minutes and accept the Architectural Reports for April 1, 2015 through June 30, 2015, as submitted.
- Item B: To accept the April 30, 2015 and May 31, 2015 financial statements, as presented.

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CONSENT CALENDAR – CON’T.

Item C: To accept the Executive Committee Report as follows:

May 11, 2015 – Approved to rollover one (1) One West Bank reserve CD, in the amount of \$41,760.61, plus any earned interest maturing on June 14, 2015, for a one (1) year term, at the highest rate at the time of investment.

June 10, 2015 – Approved the 2014/2015 draft audit, as prepared by Inouye, Shively, Longtin & Klatt.

Item D: To file liens against APN#935-534-26, APN#935-535-01, APN#935-535-37, APN#530-321-17, APN#530-351-12 and APN#530-501-73 for outstanding assessments and applicable charges, if the balances are not resolved or contact is not made within one (1) week.

Item E: 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 2015/2016 fiscal year budget.

Item F: To approve the annual over seeding of turf areas by Villa Park, in the amount of \$2,700.00, as allocated for by the Board as a part of the 2015/2016 fiscal year budget.

Item G: To approve the proposal from the Association’s architectural review consultant, Robert Mitchell & Associates, in an amount not to exceed \$1,250.00, to review and make recommendations to update the Association’s current Architectural Guidelines to address issues regarding new State of California water efficiency regulations, drought tolerant landscaping and the use of artificial turf.

Vote 3-0-0

NEW BUSINESS

Variance Request – 19 Candlewood – Upon review of the homeowner’s request and substantive discussion, a motion was made, seconded and carried to deny the homeowner’s request to be allowed to keep the painted brick, as is. Vote 3-0-0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:17 p.m. The next Board meeting will be held on September 14, 2015 with Homeowner Forum at 6:00 p.m.

ATTEST: _____

DATE: _____