

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 26, 2016
Page 1 of 2

BOARD MEMBERS PRESENT: Jan Northcutt
Bob King
Melody Alvarado

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Lani Kaneshiro, Keystone Pacific
Teresa Duhoux, Keystone Pacific

**ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING –
November 9, 2015**

The Executive Session minutes from the September 14, 2015 meeting were approved. Additionally, the Board discussed and took action on delinquent accounts and a homeowner request.

CALL TO ORDER

Bob King, President, called the meeting to order at 6:00 p.m.

SOCIAL COMMITTEE UPDATE

Due to rain the forecast, the Annual Snow Day has tentatively been rescheduled to February 6th.

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:
Vote 3/0

- Item A: **Approval of General Session Meeting Minutes & Architectural Reports – RESOLVED**, to ratify the action taken and approve the November 9, 2015 General Session minutes and accept the Architectural Reports for November 1, 2015 through December 31, 2015, as submitted.
- Item B: **Acceptance of Financial Statements - RESOLVED**, to accept the October 31, 2015 and November 30, 2015 financial statements, as presented.
- Item C: **Executive Committee Report – CD Investment, RESOLVED**, to accept the Executive Committee Report as follows:
- November 9, 2015 – Approved to roll over one (1) \$52,588.49 reserve CD with One West Bank for a one (1) year term, at the highest rate at the time of investment.

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 26, 2016
Page 2 of 2

CONSENT CALENDAR – (Con't.)

- Item D: **Delinquency Actions – Liens - RESOLVED**, to file liens against APN#530-432-09, APN#530-212-07 and APN#530-611-48 for outstanding assessments and applicable charges.
- Item E: **Variance Request – 11 Canyon Sage - RESOLVED**, to ratify the action taken and approve the Variance Request for 11 Canyon Sage to be allowed to keep the existing gazebo.
- Item F: **2016/2017 Reserve Study - RESOLVED**, to approve the 2016/2017 reserve study, as prepared by Advanced Reserve Solutions.
- Item G: **Delinquency Resolution - RESOLVED**, to approve to mail out the proposed revised Delinquency Resolution to the membership, for a 30 day member comment period, with the upcoming budget mail out.
- Item H: **2016/2017 Fiscal Year Budget & Reserve Maintenance Disclosure - RESOLVED**, to approve to 2016/2017 budget and reserve maintenance disclosure, as proposed, with the assessments remaining at \$45.00 per month.

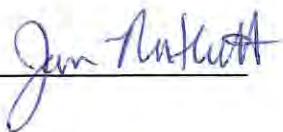
OLD/NEW BUSINESS

Architectural Guideline Revisions – This item was tabled for further review. Upon review, the Board will send any comments and questions to Management to be forwarded to the architect for a response.

Pace Clock – Pool Area – Upon review of the options provided, the Board decided not to pursue this item further.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:12 p.m. The next Board meeting will be held on March 14, 2016 with Homeowner Forum at 6:00 p.m.

ATTEST: 

DATE: 3-14-16