

NORTHWOOD POINTE MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 9, 2017
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BOARD MEMBERS PRESENT: Jan Northcutt
Bob King
Lata Jobanputra
Melody Alvarado

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Teresa Duhoux, CMCA, AMS
Keystone Pacific

**ITEMS DISCUSSED IN THE EXECUTIVE SESSION MEETING –
November 7, 2016**

The Executive Session minutes from the September 12, 2016 meeting were approved. Additionally, hearings were held and the Board discussed and took action on delinquent accounts.

CALL TO ORDER

Melody Alvarado, President, called the meeting to order at 6:01 P.M.

SOCIAL COMMITTEE UPDATE

There were no updates at this time.

HOMEOWNER FORUM

There were no homeowners in attendance.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar as follows:
Vote 4/0

- A. **Approval of General Session Meeting Minutes from November 7, 2016 and Architectural Report - RESOLVED**, to ratify the action taken and approve the November 7, 2016 General Session Board Meeting minutes and the Architectural Submittal Report from 11/01/16 – 01/03/17, as submitted.
- B. **Acceptance of Financial Statements - RESOLVED**, to accept the October 31, 2016 and November 30, 2016 financial statements, as presented.
- C. **Delinquency Report –Place Liens - RESOLVED**, to file liens on APN#530-341-12, APN#530-301-03, APN#530-342-51, APN#530-501-73, APN#530-492-07 and APN#935-542-93 for outstanding assessments and all applicable charges.
- D. **Merrill Lynch CD Investments - RESOLVED**, to ratify the action and approve to open two (2) operating CD's, in the amount of

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\$125,000.00, for a six (6) month term, and \$140,000.00 for a twelve (12) month term, at the highest rate possible at the time of investment and, open one (1) reserve CD, in the amount of \$200,000.00, for a one (1) year term, at the highest rate possible at the time of investment.

- E. **Ratification of the Executive Committee Approval – RESOLVED**, to ratify the action and accept the Executive Committee’s approval to replace two (2) additional wood beams on the north and south side of the arbor, for a cost of \$3,270.00, expensed to reserve Pool/Cabana line item #3140.

UNFINISHED/NEW BUSINESS

- A. **Suntrek Solar Proposal** – A motion was made, seconded and carried to approve the proposal from Suntrek Industries, Inc., to perform preventative maintenance to the newly installed solar panels at the pool, for a cost of \$325.00 annually, expensed to operating Common Area Maintenance line item #7614. Vote 4/0
- B. **Earthquake Insurance Proposal** – This item is postponed until November 2017. The Board of Directors directed Management to revisit earthquake insurance as an item of discussion when preparing the 2018/2019 budget.
- C. **Sand Filter Replacement Proposal** – This item is postponed until the March meeting.
- D. **Northwood Pointe Pool Renovation Update** – The Board directed Management to update the website and sending an eBlast advising the members about the pool reopening on January 20, 2017.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:25 P.M. to enter into Executive Session. The next Board meeting will be held on March 13, 2017 with Homeowner Forum at 6:00 P.M.

ATTEST: 

DATE: 3/13/2017