

Northwood Park Improvement Association #2 2010 Annual Meeting Minutes

1. The Board of Directors postponed the Annual meeting designated for Tuesday April 13 until Wednesday May 19, 2010.

Meeting started on 19 May 2010 at 1914h.

2. Steve Epp asked that all ballots be turned in at this time.
3. Introductions
 - a. President: Steve Epp
 - b. Treasurer: Linda Byers
 - c. Secretary: Heath Fields
 - d. If you want to run for the Board check our website for details on self-nomination.
4. Explanation why the pool was closed by the county inspector. Virginia Graeme Baker compliant covers must be installed on the skimmer equalizer inlets around the pool (not the filter inlet, see Item 10.c). This requirement has been satisfied.
5. NPPIA #2 Home Sales
 - a. 2009 - 9+ homes sold - \$9,182.50 collected in fees
 - b. 2008 - 7 homes sold - \$5,350.00 collected in fees
 - c. 2007 - 7 homes sold - \$2,120.00 collected in fees
 - d. 2006 - 6 homes sold - \$2205.00 collected in fees
 - e. 2005 - 17 homes sold - \$10,653.00 collected in fees
6. NPPIA #2 Balance Sheet
 - a. Total Check/Savings/Cash \$7,000.00
 - b. A larger reserve is needed to handle an unexpected expense.
7. NPPIA #2 Profit & Loss
 - 2003 -\$16,000.00
 - 2004 -\$ 8,000.00
 - 2005 -\$ 4,218.00
 - 2006 -\$ 3,076.00
 - 2007 -\$ 4,126.00 (new pool heaters)
 - 2008 +\$ 343.00
 - 2009 -\$ 4,650.00 (new roof, patio structure)
8. NPPIA #2 Membership
 - a. 2006 - 55 outside, 25 inside, 80 total
 - b. 2007 - 57 outside, 21 inside, 78 total
 - c. 2008 - 37 outside, 25 inside, 62 total
 - d. 2009 - 36 outside, 23 inside, 59 total

NOTE: there are 201 houses in NPPIA#2 (i.e. 201 potential "inside" members)

9. NPPIA #2 Dues collections
 - a. Over \$50,000 in past dues still owed

- b. Aggressive collections planed for 2010
- c. Steve Epp could use help with this.

10. NPIA Improvements

- a. NPIA pool complex is almost 50 years old
- b. Recent Improvements
 - i. 3 new filters
 - ii. new mastic around pool
 - iii. electrical work
 - iv. new pool heaters
 - v. new roof
- c. Future - Complying with the Virginia Graeme Baker Act
 - i. The pool must be drained and either 1) a dual filter (preferred) or a protective cover installed by 01 Jul 2010, or the pool will be shut down when found to be non-compliant on or after 01 JUL 2010.
 - ii. the difficulty will be getting the permits through the county.

Action: iii. Steve Epp accepted the assignment to start the permitting process (or assign someone to do it).
iv. The pool must also be replastered.

11. Lifeguards

- a. Please have prospective lifeguards contact me by email: steve.epp@npia2.com or call the pool.

NOTES: Milpitas Sports Center trains a fresh crop of lifeguards each year. A good source of lifeguards.

12. Lifeguard Requirements

- a. It is possible that the pool will be considered a "public pool" and not a "private pool" because of the fact that, for "outside memberships", "a fee is paid purely for use of the pool, and not by virtue of the fact that the home happens to be a part of NPIA#2." The pool will consult legal counsel for a clarification
- b. The law for a public pool makes lifeguards mandatory during all hours in which the pool is in operation. The pool's outside memberships most likely predates this law.
- c. To avoid the pool being reclassified as a "public pool", one solution would be to close the pool to outside membership. But this would reduce revenue to levels that will not sustain pool maintenance (i.e. the pool would close and remain closed).
- d. To maintain sufficient revenue without having outside membership, the base fee would be raised from \$125 to approximately \$200 and all houses in NPIA#2 would be full members with keys. In other words, the mandatory fee would be higher, and liens would be placed on houses to enforce payment.
- e. Needless to say, enacting these measures will elicit a strong response from NPIA#2 members.

Action: The board will obtain legal counsel on this issue.

Action: The board will prepare to implement this plan (plan is subject to change), mail our intention to all members in NPIA#2 in fall of 2010, and inform them of the option of replacing the board by election in the spring of 2011.

Election Results

Current board was re-elected:

Steven Epp

Linda Byers

Heath Fields