

Minutes

NPIA#2 2007 Annual Board Meeting

17:30 Meeting called to order by Steve Epp

1. This meeting was postponed from April 10th until April 28 due to weather.

2. Current board was introduced
Steven Epp, President
Linda Byers, Treasurer
Heath Fields, Secretary

Be sure to vote!

3. In 2005 we had 17 home sales, \$10653.00 revenue
In 2006 we had only 6 home sales, \$2205 dollars of revenue
So far in 2007 3 homes sold, \$982.50 revenue

4. Balance Sheet
Total NPIA#2 balance 20,721.433
NPIA#2 is well positioned for the 2007 season.

Comment: Maybe we please translate everything (notices, invoices, etc) into Vietnamese? Spanish? Farsi? East Indian languages?

Steven Epp: We will post the expense report for the 2006-year on www.npia2.com

Comment: Can we send owners with outstanding balances a notice that we can/will put a lien on the home to collect back HOA fees?

Steven Epp: We did that. Got a few interesting phone calls, but no Back assessments were paid yet. Collection during home Sales, I prefer to be much more proactive. I check listings and call everyone who has their home on the market to let them know that back assessment fees must be paid upon sale of the home.

5. NPIA2 Profit and loss
2003 Balance -\$16000
2004 Balance -\$ 8000
2005 Balance -\$ 4000
2006 Balance -\$ 1500

We stand to break even or even make a profit, this year.

6. Membership

2006 we had 25 inside members

2006 we had 55 outside members

7. NPIA#2 Dues Collections

Over \$50,000 in past dues still owed.

Aggressive collection planned for 2007.

We could hire a collection agency to collect. They charge \$300 per account. This amount would be added on to the balance already outstanding. I.E. we would recover the collection agency fee upon recovery of the outstanding balances.

NOTE: There was enthusiastic approval of this idea.

8. NPIA Improvement

This is an aging facility.

Recent improvements: 3 new filters, new mastic around pool, electrical

Planned Improvements, new pool heaters (\$10,000), new roof.

Heaters have been ordered, should be installed before the season starts.

9. Workday: May19 from 0900h to 1200h

10. Lifeguards

Possible coverage on weekends only.

Please have prospective lifeguards contact me by email:

steve.epp@npia2.com

Pay: approximately \$9/hr, with raises. (the going rate for the City of Milpitas)

We have never managed lifeguards. What are normal duties/responsibilities?

Wash down pool decks

Clean restrooms

Teach swim lessons

11. Q&A

The Kiddie Pool

Member: There used to be row of benches separating the kiddie pool. What is the status of the kiddie pool?

Answer: The kiddie pool should be re-opened with a separate filter/heater/water system, so that when someone contaminates the water with feces, the large pool does not have to be shut down. (We may have to fence and lock to kiddie pool to keep the other pool open while it is shut down).

Member comment: Need to prohibit hanging on the buoy line separating the shallow end from the deep end. Divers run the risk of colliding with them.

PARTIES

How are the parties handled?

Member suggestion: Have a cleaning deposit! If they don't clean, they don't get it back.

Member comment: Large parties intimidate perspective members and should not be allowed.

Question: Why not have guest fees?

Answer: Guest fees would not be honored without a gateguard.

18:11 Meeting adjourned.

Notes taken by Heath Fields

Election Results

Current board was re-elected:

Steven Epp

Linda Byers

Heath Fields