

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
August 13, 2012**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Ken Arnold, Olivia Hill, and Mark Peters. Directors Absent: Dave Truitt and Marie Struckman. Rita and Stephen Prokopiak were present from Prokopiak Management Company.

MINUTES

A motion was made by Ken Arnold and seconded by Mark Peters to approve the May 14, 2012 meeting minutes as written. The motion carried unanimously.

COMMITTEE REPORTS

AUDIT/FINANCE

Stephen Prokopiak presented the financial report and discussed reasons for variances. Most line items were under budget for the year, except for snow removal which is significantly over budget.

Of the 17 delinquent accounts, four have paid in full, one is making stipulation payments, two are in foreclosure, legal counsel has garnishment on one account. Intent to lien letters have been sent to two residents.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 1 window replacement, 4 re-shingle, 1 trampoline, 1 replacement of driveway and sidewalk, and 4 repaint.

Violation letters were sent as follows: 6 prohibited vehicles, 22 failure to maintain landscape, 2 improper storage of trash cans, 1 failure to repair broken garage door, 7 Notice of Hearing and Violation for failure to maintain landscape, 1 Notice and Hearing Violation for trailer in driveway, 1 Notice and Hearing & Violation for failure to repair broken garage door and inoperable vehicle. One resident is being fined \$10/day for failure to maintain landscape.

MAINTENANCE COMMITTEE

Rita Prokopiak reported that CSU extension said they were unaware of any pine beetle infestation in Westminster and did not recommend spraying for pine beetle. Patti Segó noted that a dead pine tree in Tract AA needs to be removed.

NEWSLETTER COMMITTEE

The next newsletter will be mailed this week.

RECREATION/TENNIS COMMITTEE

Rita Prokopiak noted that the annual crack-sealing of the tennis courts was completed in May. Tennis lessons were offered again this year and were well-received.

CLUBHOUSE COMMITTEE

Olivia Hill reported that on at least two occasions this summer, the clubhouse doors were not locked completely. The management company will notify the clubhouse manager of this problem.

POOL COMMITTEE

The management company reported that swim lessons were offered again this year and that pool problems overall have been minimal, except for four occurrences of cleanup needed for people smearing feces on bathroom walls and pool deck. Lori Goldstein commented that the lane rope still has not been replaced. Ms. Prokopiak will follow up with the pool company.

Rita Prokopiak reported an incident approximately 2 weeks ago in which a resident's guest (child) fell off the diving board and scraped her chin and leg on the pool deck. The resident declined treatment by the lifeguards on duty but did not appear to be badly injured. The child's grandmother (also a non-resident) has called both Ms. Goldstein and Ms. Prokopiak about the incident. The grandmother's expectations of what she would like the Association to do about the diving board were vague, although the grandmother did confirm that the child was okay at this time. Ms. Prokopiak indicated that she asked the pool manager to inspect the diving board immediately upon learning of the incident. Neither the pool company nor the management company could find any problem with the board and were unable to substantiate the grandmother's statement that "other children say that they have fallen on the board because the board is loose and moves." Several board members expressed the opinion that the lifeguards do a good job of reminding people how to use the board safely. Ms. Prokopiak noted that most area pools no longer have diving boards and asked the Board to consider whether or not they want to remove the diving board. After discussion, the Board was unanimous in their decision to keep the diving board in place. Ms. Sego suggested that the Board consider posting some signage near the diving board with rules for safe usage.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS—none.

EXECUTIVE SESSION

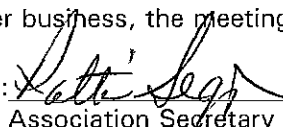
UNFINISHED BUSINESS –none.

NEW BUSINESS

The Annual Meeting of the Members was scheduled for September 10, 2012. Positions held by Dave Truitt and Patti Sego will be open for re-election. Both Ms. Sego and Mr. Truitt have expressed interest in seeking re-election.

As there was no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted:



Association Secretary