

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
August 12, 2013**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Ken Arnold, Olivia Hill, Dave Truitt, Marie Struckman, and Mark Peters. Directors Absent: None. Rita and Stephen Prokopiak were present from Prokopiak Management Company. Residents in attendance: Gordon Shand, Patti Toomey, Ann & Ed Grove, Ken Willette, Ruth Seaholm, and Vivien Ritter.

MINUTES

A motion was made by Dave Truitt and seconded by Marie Struckman to approve the May 6, 2013 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.

Of the 34 delinquent accounts, eleven have paid in full, two are making stipulation payments, one is in foreclosure, wage garnishment is being attempted on two accounts, two intent to lien letters have been sent, and legal action is in process on three accounts.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 2 window replacement, 7 reshingle, 7 repaint, 1 shed, 1 play equipment, 1 hot tub, 1 patio and patio cover.

Violation notices have been sent for 4 vehicle violations, 1 repaint, 10 landscape; 4 Notices of Violation and Hearing have been sent and 2 Notices of Fine have been sent.

MAINTENANCE COMMITTEE

Rita Prokopiak noted that Sembrar has completed the plant replacement items and she will be inspecting later this week for completion of these issues. She also reported that tree feeding was done on several of the stressed pine trees. Dave Truitt noted that a nearly dead evergreen tree in the 104th detention pond should be removed.

Ms. Prokopiak discussed the need for replacement of a section of concrete at the south end of Tract T and asked the Board to report any other areas that they have noticed to be in need of replacement.

NEWSLETTER COMMITTEE

The newsletter was mailed last week and the next newsletter will be mailed in October.

RECREATION/TENNIS COMMITTEE

The annual crack-sealing project (\$4975) of the tennis courts was completed and tennis lessons were well received again this summer.

Ms. Prokopiak noted that the basketball courts are in need of repair. After discussion, a motion was made by Olivia Hill and seconded by Patti Segó to accept the proposal from Court Repair Services (\$4425). The motion carried unanimously.

CLUBHOUSE COMMITTEE

Rita Prokopiak reported that the clubhouse exterior storage closet doors were replaced, and that the garbage disposal was repaired and air conditioner was serviced this past week.

POOL COMMITTEE

Lori Goldstein reported that the new lane rope needs repair where the end of the rope connects to the carabiner hook.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS

Residents in attendance at the meeting who reside on Julian Street discussed their concerns with the Board re possible illegal activity and lack of yard maintenance at a property. The Board and management company reiterated to the residents that they must continue to work with the Westminster Police Department regarding illegal activity and the Association will continue to address the landscape maintenance issues although the owner has been uncooperative to date. Mark Peters stressed to the residents that they should contact Social Services for any concerns related to child neglect at this property.

Another resident, Mr. Shand, discussed his concerns about another property that has been neglected. Ms. Prokopiak explained that several Notices of Hearing and Fines have been sent and a Notice of Fines was recently sent to the off-site owner. She noted that the owner has been in contact and appears to be attempting to cooperate and that she will continue to follow up with the owner so that the property is painted and ongoing yard maintenance is provided.

Ms. Prokopiak reminded the Board that "acceptable" property maintenance is dependent on the eye of the beholder and is often a judgment call for the management company to determine when property maintenance is sufficiently deficient to warrant a letter from the Association. She requested that each Board member prepare a measurable list of criteria by September 1, 2013 so that a list of specific criteria might be established to help in sustaining a consistent approach from the Association.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

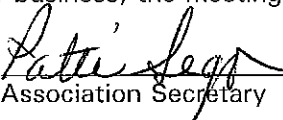
Stephen Prokopiak discussed the open rail fence replacement project and indicated that the project should be completed later this week. In general, residents have been cooperative and there have been only a few complaints with installation problems. Several board members stated that they liked the look of the fence.

Rita Prokopiak reported that she contacted the fence company (Fence Restoration Services) located in Colorado Springs that has been distributing fliers in the neighborhood that imply this work is authorized by the Association. The marketing department was very reluctant to provide contact information but she informed them that they should not distribute additional fliers. She also contacted the Westminster Police Dept. re the possible nature of a scam.

The Annual Meeting of the Members is scheduled for September 9, 2013. Board positions open for re-election are held by Lori Goldstein and Olivia Hill and both are interested in seeking re-election.

The next board meeting will be held on October 14, 2013.

As there was no further business, the meeting was adjourned at 8:50 p.m.

Respectfully submitted: 
Association Secretary