

NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE INFORMATIONAL BUDGET MEETING OF THE MEMBERS
December 10, 2012

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

2013 BUDGET DISCUSSION

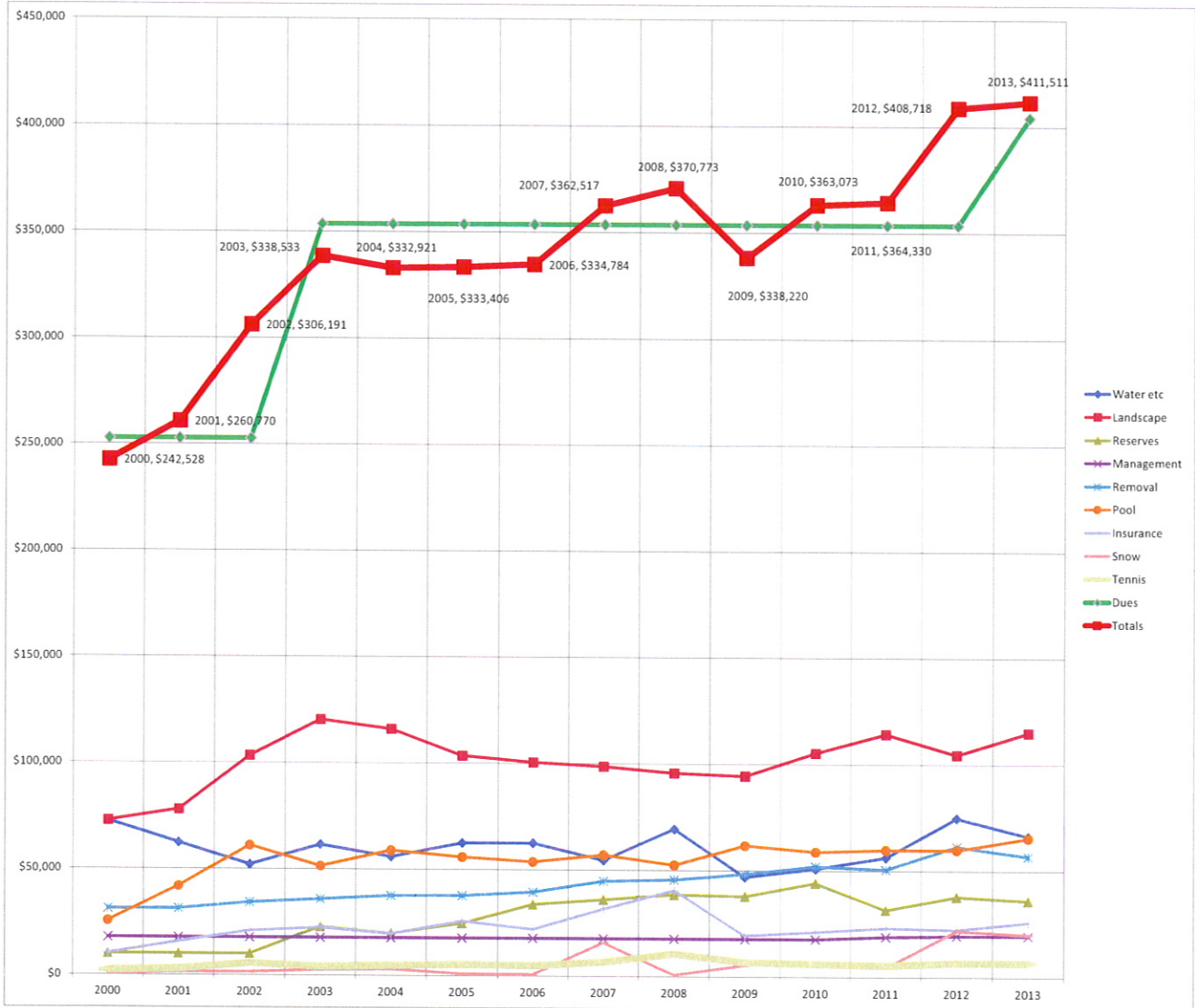
Rita Prokopiak informed the members present that the purpose of the meeting was informational to address any questions from residents about the 2013 Budget that has been adopted by the Board of Directors. She explained that a dues increase from \$70.00 to \$80.00 will be effective on January 1, 2013 as a result of income being insufficient to meet increasing expenses.

Stephen Prokopiak discussed a graph (attached to these meeting minutes) that had been prepared to show residents how increases in expenses for the last twelve years have exceeded income from dues which have not been increased since 2003. The management company and Board members addressed questions from the residents in attendance regarding various budget expenses, including the need for an adequate reserve fund for capital expenditures that should be used only for capital expenditures and not viewed as an emergency operating fund account. Other issues addressed included information about the extremely hot, dry summer's impact on the water budget in 2012, as well as explanations regarding the increase in snow removal costs and winter water costs.

The residents present indicated that they had no further questions and the meeting was adjourned at 7:40 p.m.

Respectfully submitted:  _____
Association Secretary

NORTHPARK HOMEOWNERS ASSOCIATION EXPENSES 2000 THROUGH 2013 (2012 Projected, 2013 Budget)



NorthPark Major Expense Items over past 13 Years, with 2012 Projection and 2013 Budget

	Gas, Electric Telephone and Water	Landscape Maintenance and Repairs	Reserves	Management	Trash Removal	Pool LifeGuards Pool Chemicals Pool Repair	Legal Misc. and Insurance	Snow Removal	Tennis	Totals	Dues
2000	\$72,559	\$72,659	\$10,000	\$17,682	\$31,125	\$25,414	\$10,214	\$675	\$2,200	\$242,528	\$252,600
2001	\$62,284	\$77,859	\$10,000	\$17,682	\$31,272	\$41,753	\$15,643	\$1,322	\$2,955	\$260,770	\$252,600
2002	\$52,073	\$103,299	\$10,000	\$17,682	\$34,189	\$61,004	\$20,967	\$1,440	\$5,537	\$306,191	\$252,600
2003	\$61,426	\$120,286	\$22,802	\$17,682	\$35,890	\$51,305	\$22,447	\$2,540	\$4,155	\$338,533	\$353,640
2004	\$55,872	\$115,912	\$19,812	\$17,682	\$37,549	\$58,789	\$19,661	\$2,913	\$4,731	\$332,921	\$353,640
2005	\$62,438	\$103,470	\$24,589	\$17,682	\$37,688	\$55,723	\$25,677	\$899	\$5,240	\$333,406	\$353,640
2006	\$62,471	\$100,470	\$33,600	\$17,682	\$39,494	\$53,604	\$21,980	\$658	\$4,825	\$334,784	\$353,640
2007	\$54,540	\$98,589	\$36,000	\$17,682	\$44,731	\$56,998	\$31,621	\$15,770	\$6,586	\$362,517	\$353,640
2008	\$69,334	\$95,639	\$38,400	\$17,682	\$45,519	\$52,399	\$40,452	\$763	\$10,585	\$370,773	\$353,640
2009	\$46,912	\$94,331	\$37,800	\$17,682	\$48,271	\$61,621	\$19,397	\$5,386	\$6,820	\$338,220	\$353,640
2010	\$50,848	\$105,262	\$44,100	\$17,682	\$52,012	\$58,721	\$21,191	\$7,207	\$6,050	\$363,073	\$353,640
2011	\$56,282	\$114,267	\$31,500	\$18,945	\$50,571	\$59,753	\$23,181	\$4,386	\$5,445	\$364,330	\$353,640
2012	\$74,820	\$104,550	\$37,800	\$19,450	\$61,433	\$59,765	\$22,352	\$21,803	\$6,745	\$408,718	\$353,640
2013	\$66,340	\$114,950	\$36,000	\$19,450	\$56,835	\$65,300	\$25,886	\$20,000	\$6,750	\$411,511	\$404,160

12 Year Increase = **-9%** **58%** **260%** **10%** **83%** **157%** **153%** **2863%** **207%** **70%** **60%**