

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
February 15, 2010**

The meeting was called to order at 7:00 p.m. by Lori Goldstein, President. Directors present: Dave Truitt, Carla Javornik, Patti Segó, Kenneth Arnold, and Lynda Caulk. Directors Absent: Marie Struckman (excused). Stephen and Rita Prokopiak were present from Prokopiak Management Company. A resident, Olivia Hill, was present.

MINUTES

A motion was made by Dave Truitt and seconded by Ken Arnold to approve the October 12, 2009 meeting minutes as written. The motion carried unanimously.

COMMITTEE REPORTS

AUDIT/FINANCE

1. Stephen Prokopiak presented the financial report and discussed reasons for variances. Expenses were under-budget for the year.
2. Of the 14 delinquent accounts, one paid in full, two made partial payments, one is making stipulation payments, two have been referred to legal counsel for collection, one has filed bankruptcy and one is in foreclosure. The Association's legal counsel has filed lawsuits for collection on two accounts.
3. The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

1. Since the last Board meeting, the ACC has approved requests for 9 re-shingle, 1 repaint, 1 central air conditioner, 1 solar panels, and 4 window replacement. Violation letters have been sent for 8 holiday lighting, 1 shed not painted to match house, and 10 house repaints.

MAINTENANCE COMMITTEE

1. Rita Prokopiak noted that a concrete company has been hired to replace a damaged section of sidewalk near the clubhouse with a new section of sidewalk with a drainage chase.
2. Patti Segó asked that some repairs be made on 99th across from the school to prevent the rocks from being washed onto the sidewalk. The management company will add this item to the spring walk-through list of improvements.

NEWSLETTER COMMITTEE

1. The next newsletter will be mailed in early March. The Board selected Saturday, May 15 for the Annual Garage Sale

RECREATION/TENNIS COMMITTEE

1. The management company has requested a proposal for the annual crack-sealing of the tennis courts and will try to have this project completed prior to tennis lessons this summer, weather permitting.
2. Kim Kochevar will be offering tennis lessons to Northpark residents again this summer as in previous years.

CLUBHOUSE COMMITTEE

1. Olivia Hill announced her resignation as clubhouse chairperson. The Board thanked her for her diligent service in this position for several years.
2. Ms. Hill noted that a resident has requested that the damage deposit fee be lowered. The Board

declined to lower this fee as it is returned if the resident does not damage the clubhouse and the damage deposit fee is much lower than at many Association clubhouse facilities.

POOL COMMITTEE

1. No report was given.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS—none.

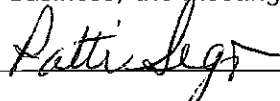
EXECUTIVE SESSION

UNFINISHED BUSINESS —none.

NEW BUSINESS

1. Stephen Prokopiak discussed proposals obtained by the management company to repair the rock wall behind the tennis courts. He anticipates that the total cost for repair of the rock wall, repair of landscape, and replacement of the open rail fence will cost approximately \$13,000. After discussion, a motion was made by Dave Truitt and seconded by Ken Arnold to accept the proposal from the Rock Doctors and Custom Fence Company. The motion carried unanimously.
2. Mr. Prokopiak noted that the CPA fieldwork for the annual review has been completed. Their report should be ready for Board review in a few weeks.
3. Rita Prokopiak reported that the Post Office has notified her that they will start charging the flat rate (approx. \$0.55/piece) for the dues envelope mailing this year. She indicated that the Association could realize a savings of approximately \$435.00 if the Association only provided each resident with a set of 12 mailing labels instead of 12 envelopes. The Board liked this concept and authorized the management company to make this change for 2011.
4. Rita Prokopiak discussed information provided by the Westminster Police Department regarding Neighborhood Watch programs. Although the police department would be willing to do a generic "overview" presentation, they would require small areas of the neighborhood to hold meetings twice yearly in order to qualify for the Neighborhood Watch signs and 80% participation by the residents in each group would be required.
5. The next meeting of the Board of Directors was scheduled for May 10, 2010.

As there was no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted:  _____

Association Secretary