

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

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

MINUTES

A motion was made by Ken Arnold and seconded by Olivia Hill to approve the October 10, 2011 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 underbudget for the year, except for snow removal which is significantly over-budget.

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

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 2 window replacements, 1 shed, 4 reshingle, and 2 repaint. Two violation letters will be sent out this week for holiday decoration violations.

MAINTENANCE COMMITTEE

The Board discussed the extremely high snow removal bills and concluded that the prolonged cold and heavier snows than in previous years are resulting in the need for more frequent ice melt trips. Stephen Prokopiak also noted that Sembrar is clearing some snow on Northpark Avenue by the mailbox kiosks to improve drainage and less ice build-up as the snow melts.

NEWSLETTER COMMITTEE

The next newsletter will be mailed in March with pool ID renewal information, and an article about the clubhouse electrical repairs that are needed.

The Board scheduled the Annual Garage Sale for May 19th.

RECREATION/TENNIS COMMITTEE

Rita Prokopiak noted that she will be obtaining a proposal for the annual crack-sealing of the tennis courts with a goal to complete this project prior to the start of tennis lessons.

CLUBHOUSE COMMITTEE

The management company discussed the recent clubhouse electrical problems. Fortunately, one leg of the two-phase power is providing heat to the building and some of the interior clubhouse lights are working but all exterior lighting, plus the refrigerator and garbage disposal and most of the interior ceiling lights are not receiving any electrical power. Lakewood Electric has repaired the initial break by the clubhouse meter (\$2700), but at least one additional break has been located under the parking lot asphalt. Because repair of this break will require all power to the building to be turned off for 3-5 days, this work will not commence until warmer weather occurs in April. Meanwhile, Rita Prokopiak has directed the clubhouse coordinator to accept rental reservations only if residents can use the facility during the daytime since the lighting is so inadequate. Many discussions have occurred between the management company, Xcel Energy, City of Westminster, and Lakewood Electric about the various options to repair the electrical problems. After discussion with the Board, a motion was made by Dave Truitt and seconded by Ken Arnold to accept Option

2B which will involve directional boring to install a single set of direct burial triplex 4/04/02/0 neutral from the pedestal to the clubhouse meter (\$9,920.00). The motion carried unanimously. The tree next to the clubhouse meter box will also be removed to prevent further root constriction of the line. Additional costs to this project will include tree removal, repair of damage to the landscape, possible repairs to the irrigation system, parking lot asphalt and concrete repairs, as well as permit fees, inspection fees, and Xcel Energy costs. The management company noted that the entire project may possibly be in the neighborhood of \$20,000.00.

POOL COMMITTEE

No report was given.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS-none.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

The board discussed the vacancy created by Lynda Caulk's resignation in late 2011. After discussion, a motion was made by Patti Sego and seconded by Dave Truitt to have the management company ask Mark Peters if he is interested in filling the remainder of Lynda's term since he had expressed interest in a board position in 2010. The motion carried with three in favor (Truitt, Arnold and Sego) and one abstention (Hill).

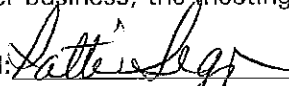
A motion was made by Ken Arnold and seconded by Dave Truitt to send a thank you letter to Ms. Caulk for her years of service on the board.

A brief discussion occurred with Ms. Peniston regarding the Board's thoughts on recent regulations in the State legislature regarding homeowner associations.

The next board meeting was scheduled for May 14, 2012.

As there was no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted:


Association Secretary