

**NORTH PARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
May 11, 2009**

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

MINUTES

A motion was made by Ken Arnold and seconded by Carla Javornik to approve the February 9, 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 16 delinquent accounts, one is making stipulation payments, two have been referred to legal counsel for collection, one called to say payment in full has been mailed, 2 intent to lien letters have been sent, and three have paid in full as of today. Ms. Prokopiak noted that she believes 3 of the delinquent accounts may be at high risk for foreclosure.
3. The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

1. Since the last Board meeting, the ACC has approved 4 roof re-shingle, 1 garage door replacement, 4 repaint, 1 patio and patio cover. Violation letters have been sent for 4 vehicle, 3 repaint, 2 need to replace front yards, 2 trash, and 1 play equipment in front yard.

MAINTENANCE COMMITTEE

1. Rita Prokopiak noted that she has ordered one pine replacement on Lowell north of 99th to replace the tree lost in the January storm. She also indicated that the flower proposal of \$1632 for annuals at the pool has been ordered.

NEWSLETTER COMMITTEE

1. The next newsletter will be mailed this week. Board members indicated that the annual garage sale this past weekend was very successful.

RECREATION/TENNIS COMMITTEE

1. Ms. Prokopiak noted that she has requested the annual crack-seal of the courts to be done prior to the second week of June when tennis lessons start.

CLUBHOUSE COMMITTEE

1. No report was given.

POOL COMMITTEE

1. Ms. Prokopiak noted that the items needed to comply with the Virginia Graham Baker Act have been installed. The pool is currently in the process of being filled.

SPECIAL ORDERS—none

PUBLIC COMMENTS ON OTHER TOPICS—none.

EXECUTIVE SESSION

UNFINISHED BUSINESS —none.

NEW BUSINESS

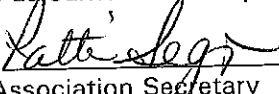
1. The Board reviewed the bids for perimeter fence stain obtained by the management company. After discussion about the pros and cons of staining the fence, a motion was made by Carla Javornik and seconded by Lynda Caulk to not stain the fence due to cost considerations. The motion carried with five in favor (Javornik, Caulk, Sego, Struckman, and Goldstein) and one opposed (Arnold).

2. Mr. Prokopiak discussed recent Colorado legislation which has been adopted to require Associations to conduct a reserve study at least every three years and to have a plan for capital expenditure items replacement. He indicated that, although the Association has had a reserve plan in place for many years, it should be expanded to meet provisions of this legislation. After discussion, a motion was made by Marie Struckman and seconded by Carla Javornik to authorize the management company to prepare this plan on a time-and-materials basis per their contract. The motion carried unanimously.

3. Marie Struckman and Lori Goldstein requested assistance from the Board to host the neighborhood BBQ on June 6, 2009 at 5 pm for a cook-out near the pool. Marie Struckman agreed to provide the management company with information to include in the newsletter regarding this event.

4. The next meeting of the Board will be held on August 10, 2009. There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted:



Association Secretary