

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
May 9, 2011**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Marie Struckman, Patti Sego, Olivia Hill, Dave Truitt, Ken Arnold, and Lynda Caulk. Directors Absent: None. Rita and Stephen Prokopiak were present from Prokopiak Management Company.

MINUTES

A motion was made by Lynda Caulk and seconded by Olivia Hill to approve the February 7, 2011 meeting minutes as written. The motion carried unanimously.

COMMITTEE REPORTS

AUDIT/FINANCE

Rita Prokopiak presented the financial report and discussed reasons for variances. Expenses were underbudget for the year.

Of the 17 delinquent accounts, one paid in full, three made partial payments, one is making stipulation payments, and legal counsel is garnishing one and attempting garnishment on a second account.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 2 re-shingle, 1 shed, 3 landscape, 1 storm door, 1 hot tub, 1 garage door, and 1 outdoor kitchen/BBQ. Violation letters have been sent for 1 vehicle and 1 basketball hoop blocking sidewalk.

The Board discussed the management company's concern about the difficulty in determining the size of a pick-up truck in terms of complying with the ¾-ton size restriction. Agreement was reached that the management company should continue to send letters when commercial trucks appear to exceed this requirement and they will consider whether or not to ask the residents to vote on increasing the size restriction to one ton in the event that a resident approaches the Board with such a request.

MAINTENANCE COMMITTEE

Rita Prokopiak reported that the landscape on top of the rock wall behind the tennis courts is now complete. Several trees have been planted to replace the ones that were removed last fall due to pine beetle disease. Landscape renovation between the parking lot and tennis court has been completed and the two irrigation backflow devices that were stolen have been replaced.

NEWSLETTER COMMITTEE

The next newsletter will be mailed in May. Banners have been installed for the Annual Garage Sale on May 14, 2011.

RECREATION/TENNIS COMMITTEE

The annual crack-sealing of the tennis courts is scheduled for the last week of May. Kim Kochevar will be offering tennis lessons to Northpark residents again this summer as in previous years.

CLUBHOUSE COMMITTEE

Rita Prokopiak reported that Alice Russell has agreed to be the clubhouse manager volunteer. Marie Struckman agreed to be a back-up for Alice's vacations.

POOL COMMITTEE

Rita Prokopiak noted that new underwater light fixtures were needed and have been installed. New pool furniture has been delivered and is currently installed in the basement until opening.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS-none.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

The Board reviewed the Conflict of Interest policy that was revised to comply with new legislation. A motion was made by Dave Truitt and seconded by Ken Arnold to adopt the policy with a clarification of wording on the second page so that the first sentence was changed from "discussion and vote" to discussion and the voting process." The motion carried unanimously.

A motion was made by Marie Struckman and seconded by Dave Truitt to sign the 2011 Review engagement letter from Brashier and Foss, CPAs, PC. The motion carried unanimously.

The next meeting of the Board of Directors was scheduled for August 8, 2011.

As there was no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted:  _____

Association Secretary