

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
May 6, 2013**

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

**MINUTES**

A motion was made by Dave Truitt and seconded by Ken Arnold to approve the February 11, 2013 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 under budget for the year.

Of the 35 delinquent accounts, three have paid in full, two are making stipulation payments, one is in foreclosure, wage garnishment is being attempted on one account, and two intent to lien letters have been sent.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 1 window replacement, 2 reshingle, 3 repaint, 1 solar, and 1 door replacement.

The Board discussed the memo from a resident regarding neighbor complaints about improper yard maintenance as well as suspicions of illegal behavior being conducted at the residence. The Board agreed that the Association has no jurisdiction with illegal behaviors and that the neighbors should be instructed to contact the police. The Board further agreed with the management company's recommendation that a Notice of Hearing and Fine for lack of landscape maintenance be sent to the resident and then referred to the Association's legal counsel in the likely event that the resident fails to comply.

**MAINTENANCE COMMITTEE**

Rita Prokopiak noted that Sembrar has completed the spring aeration and fertilization and she will be doing a walk-through later in May to determine the areas that may need plant replacement.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in May.

**RECREATION/TENNIS COMMITTEE**

The management company has authorized the annual crack-sealing project (\$4975) to be done prior to the start of summer tennis lessons.

**CLUBHOUSE COMMITTEE**

Rita Prokopiak reported that the clubhouse exterior storage closet doors are in need of replacement as they will no longer close due to warping. She is attempting to find metal doors in the correct size as a replacement.

**POOL COMMITTEE**

Rita Prokopiak noted that the new lane reel has arrived and the replacement of the pool and wader pumps and motors with new equipment that will change the system from single phase to 3-phase with an anticipated savings in electric bills is underway.

**SPECIAL ORDERS** - None.

**PUBLIC COMMENTS ON OTHER TOPICS**

Patti Sego reported that a resident on Irving Street recently experienced a forced entry burglary.

**EXECUTIVE SESSION**

**UNFINISHED BUSINESS** -none.

**NEW BUSINESS**

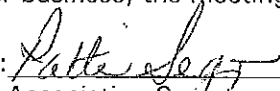
After discussion of the open rail fence replacement proposals and whether or not to have the Association install mesh wire for containment on all lots, a motion was made by Dave Truitt and seconded by Olivia Hill to accept the Fence Style #3 proposal from Standard Fence Company without the optional mesh wire and with residents being required to pay if they wished to have a gate in the fence. The motion carried with four in favor (Sego, Truitt, Hill, and Goldstein) and three opposed (Arnold, Peters, and Struckman).

A second motion was made by Olivia Hill and seconded by Mark Peters to revise the design guidelines so that residents who wish to have mesh wire for containment purposes must use the 2"x4" mesh wire and that said wire cannot extend above the top rail and must be installed on the homeowner rail side of the fence, rather than between the rail and post. The motion carried unanimously.

The next Board of Directors meeting was scheduled for August 12, 2013.

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

Respectfully submitted:

  
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Association Secretary