

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
October 8, 2012**

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 Ken Arnold and seconded by Olivia Hill to approve the September 10, 2012 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, except for water and snow removal which are significantly over budget.

Of the 21 delinquent accounts, two have paid in full, one is making stipulation payments, three are in foreclosure, legal counsel has garnishment on one account and two have made partial payments.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 1 re-shingle.

Violation letters were sent as follows: 1 prohibited vehicle, 5 failures to maintain landscape, and 1 failure to repair broken fence. One resident is being fined \$10/day for failure to maintain landscape.

Rita Prokopiak noted that one resident has installed new carriage style garage doors without submitting for approval. This style is not in accordance with the Design Standards requirements, but a second homeowner has now submitted a request for the same style of doors. After discussion, a motion was made by Patti Segó and seconded by Mark Peters to revise the Design Standards to permit carriage style garage doors since these give an "upgraded appearance." The motion carried unanimously.

**MAINTENANCE COMMITTEE**

Rita Prokopiak reported that a large pine tree was uprooted in the Hooker median two weeks ago by an intoxicated hit and run driver who was caught by police. The driver, an uninsured motorist, was ticketed by Westminster police. Ms. Prokopiak will file a report with Adams County Victim's Assistance to see if the court will order the driver to pay compensation for the tree.

Ms. Prokopiak noted that the irrigation system will be winterized before the end of October.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in early November.

**RECREATION/TENNIS COMMITTEE**

No report was given.

**CLUBHOUSE COMMITTEE**

No report was given.

**POOL COMMITTEE**

The management company reported that winterization of the pool is nearly complete.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS—none.

**EXECUTIVE SESSION**

UNFINISHED BUSINESS –none.

**NEW BUSINESS**

Due to more Colorado legislative changes, several of the Association’s policies needed modification to comply with legislation that becomes effective on January 1, 2013. After discussion, a motion was made by Dave Truitt and seconded by Olivia Hill to adopt the policy revisions (Policy and Procedure for Inspection and Copying of Association Records, Policy and Procedures for Covenant and Rule Enforcement, Policy for Collection of Unpaid Assessments, Policy for the Conduct of Meetings, Policy for Document Destruction and Retention, and Policy regarding Board Member Conflicts of Interest) recommended by HindmanSanchez except for changes in the time frame required for posting of member meetings and deletion of the annual requirement to purge documents by the Board and management company pending approval by legal counsel. The motion carried with six votes in favor (Truitt, Hill, Segó, Arnold, Struckman, and Goldstein) and one abstention (Peters). The management company will post the revised policies on the Association’s web site as soon as confirmation is received from legal counsel about the desired changes mentioned above.

A motion was made by Dave Truitt and seconded by Olivia Hill to adopt the Policy on Memorial Structures with the addition of “trees and” inserted before Memorial Objects. The motion carried with six votes in favor (Truitt, Hill, Segó, Arnold, Struckman, and Goldstein) and one abstention (Peters). The management company will post the policy on the Association’s web site.

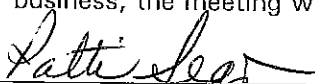
After discussion of the contracts open for renewal, a motion was made by Dave Truitt and seconded by Mark Peters to award a three-year landscape maintenance contract to Sembrar and a three-year trash removal contract to Waste Management. The motion carried unanimously.

A motion was made by Dave Truitt and seconded by Mark Peters to adopt the 2013 Reserve Plan as prepared by the management company with the Board’s adjustment of the 2013 contribution decreased from \$37,736 to \$36,000 as presented in the budget. Board discussion included opinions that 1) the current reserves were sufficient and that dues should be kept at the current level rather than increased to \$80/month; 2) that underfunding reserves for the numerous amenities in Northpark could have long-term impacts, including the need to do a special assessment which would be a greater burden on residents than an increase in the monthly dues, and that other items would also need to be cut from the budget in addition to reserves in order to make the budget work; 3) that it might be better to increase the dues more than \$80/month if it would mean being able to keep the dues rate stable for a longer period of time; and 4) that almost all of the line items in the budget, such as gas/electric rates, water rates, insurance rates, and number of amenities that the Association is responsible for maintenance, are dictated by sources over which the Board has no control. The motion carried with six votes in favor (Truitt, Hill, Segó, Peters, Struckman, and Goldstein) and one opposed (Arnold).

A motion was then made by Dave Truitt and seconded by Olivia Hill to adopt the 2013 budget with the recommended \$80/month dues structure. The motion carried with six votes in favor (Truitt, Hill, Segó, Peters, Struckman, and Goldstein) and one opposed (Arnold).

The next Board of Directors meeting was scheduled for February 11, 2013. The Board also agreed to host a special meeting on Monday, December 10, 2013 to give any interested residents an opportunity to receive further information from the Board regarding the dues increase that will be effective on January 1, 2013.

As there was no further business, the meeting was adjourned at 8:55 p.m.

Respectfully submitted:   
Association Secretary