

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
October 14, 2013**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Ken Arnold, Olivia Hill, Dave Truitt, and Mark Peters. Directors Absent: Marie Struckman. Rita and Stephen Prokopiak were present from Prokopiak Management Company. Residents in attendance: Rhonda Crutcher.

MINUTES

A motion was made by Olivia Hill and seconded by Mark Peters to approve the September 9, 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 23 delinquent accounts, four have paid in full, six have made partial payments, two are making stipulation payments, three are in foreclosure, and wage garnishment is being attempted on two accounts, and three accounts will be referred for collection at the end of the month if they remain delinquent.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 2 solar, 3 re-shingle, and 2 repaint.

Violation notices have been sent for 3 landscape maintenance.

MAINTENANCE COMMITTEE

Rita Prokopiak noted that Sembrar will have the irrigation system winterized by the end of this week. She also asked for authorization to remove the unsightly pine in the parking lot "island" in order to install a concrete pad for a bike rack. The board was unanimous in their agreement and also requested that the management company look at the concrete pads with mailboxes as several of them need replacement as well.

NEWSLETTER COMMITTEE

The next newsletter will be mailed in November.

RECREATION/TENNIS COMMITTEE

The resurfacing of the basketball court has been completed and the company will install a new basketball hoop as soon as it arrives.

A resident, Rhonda Crutcher, noted that the lock on the west gate of the tennis courts is in need of replacement.

CLUBHOUSE COMMITTEE

Rita Prokopiak reported that the clubhouse cleaning company has notified the Association of a nominal increase in their cleaning fee.

POOL COMMITTEE

Rita Prokopiak reported that the heavy rains in early September caused the pool water level to rise above the skimmer level. Absolute Pool Management has pumped out the excess water to protect the pool lines from freezing.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS

Rhonda Crutcher, a resident, expressed her concerns about the greenbelt fence installation. Specifically, she felt that the fence posts should not have been set in concrete and she did not believe that the fence material used was cedar. She also discussed her dissatisfaction with the fence gate latch. The board and management company explained that setting posts in concrete is standard installation in Colorado to prevent them from leaning and that the concrete is sloped above ground to route drainage away from the post. They also explained that color variations vary greatly in cedar wood. Since the individual homeowner (and not the Association) contracted for the fence gate, they directed her to contact the fence company regarding the defective gate latch.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

A motion was made by Dave Truitt and seconded by Mark Peters to adopt the revised collection policy as drafted by HindmanSanchez to comply with Colorado legislation that becomes effective on January 1, 2014. The motion carried unanimously.

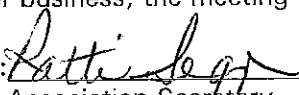
A motion was made by Olivia Hill and seconded by Mark Peters to approve the Absolute Pool Management contract for 2014. The motion carried unanimously. A motion was made by Ken Arnold and seconded by Dave Truitt to renew the management contract for three years with a 4% increase in the first two years of the contract. The motion carried unanimously.

A motion was made by Ken Arnold and seconded by Dave Truitt to accept the 2014 Reserve Plan as prepared by the management company. The motion carried unanimously.

A motion was made by Mark Peters and seconded by Patti Sego to adopt the 2014 Budget with no dues increase as prepared by the management company. The motion carried unanimously. The budget will be mailed out to residents in the November newsletter.

The next Board Meeting will be held on February 10, 2014.

As there was no further business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted:  _____
Association Secretary