

NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS & BOARD OF DIRECTORS
September 13, 2010

Lori Goldstein, President, called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Dave Truitt, Carla Javornick, Marie Struckman, and Lynda Caulk. Directors Absent: Ken Arnold (vacation). Stephen and Rita Prokopiak were present from Prokopiak Management Company. Members present in audience: Olivia Hill. The required quorum of 42 members was met with ninety-four members present in person and by mail-in ballot. An official attendance sheet is attached to the original meeting minutes.

MINUTES

A motion was made by Dave Truitt and seconded by Patti Segó to approve the August 9, 2010 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 17 delinquent accounts, six have paid in full. Two are making stipulated payments per agreements with legal counsel. Intent to lien letters have been sent to two residents. The Association's legal counsel is attempting collection on the additional accounts.
3. The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

1. Since the last Board meeting, the ACC has approved 3 house repaint, 2 reshingle and 2 window replacements. One violation letter has been sent for junk/weeds.

MAINTENANCE COMMITTEE

1. Rita Prokopiak reported that 30 trees were sprayed for pine beetle last week and the Board agreed with her recommendation that several of the severely diseased trees should be removed this fall. Carla Javornik noted that residents should be given more notice of pesticide applications, although the management company noted that signs had been posted throughout the greenbelts.
2. Rita Prokopiak reported that the sidewalk repairs on 99th Avenue were completed today and the concrete company will remove the sidewalk barriers tomorrow.
3. Residents adjacent to the rock wall have not responded yet to the letters sent asking them to remove their landscape materials. The management company will attempt to contact them by phone.

NEWSLETTER COMMITTEE

1. The next newsletter will be mailed in October after the budget is adopted.

RECREATION/TENNIS COMMITTEE

1. The management company reported that the graffiti was removed from the tennis courts several weeks ago.

CLUBHOUSE COMMITTEE

1. The financial report for the clubhouse was distributed to the Board.
2. The management company will hire a company to fix the air conditioning system which appears to be non-functional, and they will have the carpets cleaned in the clubhouse.

POOL COMMITTEE

1. The management company reported that the pool season has ended with very few complaints this year. The winterization of the pool is underway.

SPECIAL ORDERS--none

PUBLIC COMMENTS ON OTHER TOPICS--none.

EXECUTIVE SESSION
UNFINISHED BUSINESS

NEW BUSINESS

1. Election of board members was held. Two board members (Lori Goldstein and Olivia Hill) were elected to serve 3-year terms.
2. A motion was made by Dave Truitt and seconded by Marie Struckman to appoint the following officers: Lori Goldstein, President; Lynda Caulk, Vice President; Patti Sego, Secretary; and Marie Struckman, Treasurer. The motion carried unanimously.
3. The next board meeting will be held on October 11, 2010 at 7 p.m. at the clubhouse.
4. Due to no further business, the meeting was adjourned at approximately 8:00 P.M.

Respectfully submitted: Patti Sego
Association Secretary