

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS & BOARD OF DIRECTORS  
September 10, 2012**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, and Olivia Hill. Directors Absent: Dave Truitt, Ken Arnold, Marie Struckman, and Mark Peters. Rita Prokopiak was present from Prokopiak Management Company. Residents present at the meeting: Dawn Horras. A quorum was present with seventy-nine residents present either in person or mail-in ballot.

**MINUTES**

A motion was made by Olivia Hill and seconded by Lori Goldstein to approve the August 2012 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 under budget for the year.

Of the 20 delinquent accounts, one has paid in full, two made partial payments, and the Association's legal counsel is attempting collection on nine accounts.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 1 re-shingle, 1 window replacement, 3 house repaint. Violation letters have been sent for 3 repaint, 3 landscape maintenance and 2 fence repair. The management company asked the Board to look at a house in the community that she had sent a house repaint letter to at the request of a board member, but the resident does not feel that a repaint is needed. Ms. Prokopiak has looked at the house and feels that it is a questionable call that needs a majority of the board to view and decide.

**MAINTENANCE COMMITTEE**

Rita Prokopiak reported that Sembrar will be installing two new trees this week. Lori Goldstein reported an irrigation geyser at the corner of Northpark Ave. and Northpark Drive. Patti Segó asked that the metal edging by the flower bed on the north side of Northpark Avenue needs to be repaired. She also noted that Sembrar had made some improvement in weed control in the areas where the ice melt had killed the sod.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in late October or early November.

**RECREATION/TENNIS COMMITTEE**

No report was given.

**CLUBHOUSE COMMITTEE**

No report was given.

**POOL COMMITTEE**

Rita Prokopiak noted that Absolute Pool Management has begun the winterization of the pool for the season. The lane rope has been ordered and will be installed next season.

**SPECIAL ORDERS** - None.

**PUBLIC COMMENTS ON OTHER TOPICS**

Dawn Horras (resident) said she was attending the meeting because she had heard a rumor that the Board was considering removal of the diving board. She wanted to voice her support that the Board keep the diving

board. She was informed that the board had discussed the issue at the August meeting and decided to keep the diving board.

**EXECUTIVE SESSION**

**UNFINISHED BUSINESS** –none.

**NEW BUSINESS**

Ballots for the annual election of the two board positions currently held by Dave Truitt and Patti Segó were not counted since it was an uncontested election. Mr. Truitt and Ms. Segó were re-elected for three-year terms.

A motion was made by Olivia Hill and seconded by Patti Segó to retain the same slate of officers in 2012 as in 2011: Lori Goldstein, President; Olivia Hill, Vice President; Patti Segó, Secretary; and Marie Struckman, Treasurer. The motion carried unanimously.

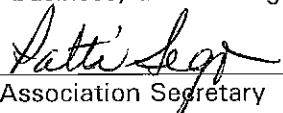
The next board meeting will be held on October 8, 2012 to adopt the 2013 Budget.

The Board discussed possible revisions to the political sign policy. Lori Goldstein explained the confusion that occurred when one political candidate posted signs prior to the 45-day rule. Rita Prokopiak reported that the Association's attorney stated that the 45-day rule was in accordance with CCIOA and did not need to be changed unless the board wanted to grant a longer time for sign posting. Patti Segó shared information from the City of Westminster sign code that prohibits signs being posted in right-of-way areas. The Board agreed to discuss the policy further at the October board meeting.

Rita Prokopiak asked the Board to authorize the expenditure of \$350 for legal counsel to draft new policies in accordance with HB1237 which takes effect on January 1, 2013. The Board agreed to have legal counsel draft the necessary policies. Sentiment was expressed that the legislature has significantly increased Association costs with these legislations.

Ms. Prokopiak reported that the Barthel family had called to express interest in installing a memorial bench at the site in Tract AA where Mr. Barthel died from a heart attack a couple of years ago. They had indicated that they would submit a plan for the Board to review but she has not received such a plan yet.

As there was no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted:  \_\_\_\_\_  
Association Secretary