

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
August 10, 2009**

The meeting was called to order at 7:00 p.m. by Lori Goldstein, President. Directors present: Dave Truitt, Carla Javornik, Marie Struckman, Kenneth Arnold, and Lynda Caulk. Directors Absent: Patti Sego (excused due to vacation). Stephen and Rita Prokopiak were present from Prokopiak Management Company. A resident, Kathy Olson, was present. Jack and Denice Hicks and their son, Travis, attended the initial part of the meeting. Brian Crocfer (Absolute Pool Management) was also in attendance for the initial part of the meeting.

MINUTES

A motion was made by Ken Arnold and seconded by Carla Javornik to approve the May 11, 2009 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 16 delinquent accounts, two are making stipulation payments, two have been referred to legal counsel for collection, one called to say payment will be sent soon, 2 intent to lien letters have been sent, and five have paid in full as of today. Two of the delinquent accounts may be at high risk for foreclosure.
3. The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

1. Since the last Board meeting, the ACC has approved 12 roof re-shingle, 2 garage door replacement, 4 repaint, 1 deck, 1 hot tub, 1 dog run, 1 gutters, 1 window replacement, 1 play equipment, and 1 shed. Violation letters have been sent for 4 vehicle, 3 window a/c, 4 landscape maintenance, 2 BB hoops blocking sidewalks.

MAINTENANCE COMMITTEE

1. Rita Prokopiak noted that the severe electrical storm in July burned out the new controller and struck a cottonwood tree on 99th. The landscape company has removed a large, broken branch from the tree but believes that the tree can be salvaged for now. Dave Truitt noted that there are 3 pine trees at 104th & Lowell that are nearly dead and need to be removed, Carla Javornik noted that there is a large pine tree on Lowell Blvd. near the crest of the hill that appears to be leaning and may not survive, and Ken Arnold reported a deciduous tree on the north side of Northpark Ave. that has dead branches that need to be removed.

NEWSLETTER COMMITTEE

1. The next newsletter will be mailed this week. Rita Prokopiak reported that she has received several anonymous letters involving complaints about neighbors. The Board agreed with her suggestion that she include an article in the newsletter that residents must submit written complaints that include their name and address so that she can explain to the complainant when the Association does not have jurisdiction over a perceived violation.

RECREATION/TENNIS COMMITTEE

1. The Board reviewed the previous board discussions about future replacement of the tennis courts and agreed to discuss the replacement time-table during budget preparation in October.
2. Marie Struckman noted that one of the wind screens needs to be re-attached. Rita Prokopiak reported that a new roll-dri has been ordered and should arrive shortly.

CLUBHOUSE COMMITTEE

1. No report was given.

POOL COMMITTEE

1. Ms. Prokopiak noted that Absolute Pool Management gave a \$500 reduction at her request due to their failure to have the wader pool ready by opening day.
2. The Board discussed with Brian Crocfer (Absolute Pool Management) the need to have the lifeguards enforce the visitor rules when residents bring more than 6 guests to the pool.

SPECIAL ORDERS

The Board discussed an incident involving trespass at the pool which occurred in July. The Board stressed that trespass can have serious safety consequences for individuals who are trespassing and that they will consider filing trespass charges if future incidents arise.

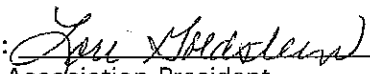
PUBLIC COMMENTS ON OTHER TOPICS--none.

EXECUTIVE SESSION

UNFINISHED BUSINESS –none.

NEW BUSINESS

1. The Board positions currently held by Dave Truitt and Patti Segó will be open for re-election at the September Annual Meeting.
2. After discussion about the July trespass incident, the Board directed the management company to send a letter to the resident explaining their decision.
2. Mr. Prokopiak discussed recent Colorado legislation which has been adopted to require Associations to conduct a reserve study at least every three years and to have a plan for capital expenditure items replacement. He indicated that he has prepared the revisions to the Association's reserve plan and that he will make modifications in this plan upon further discussion with the Board during their budget meeting later this year. The Board agreed to consider several assumptions outlined in his memo regarding possible changes to the reserve plan prior to their next meeting.
3. A motion was made by Dave Truitt and seconded by Marie Struckman to adopt the revisions to the Reserve Investment Policy to bring it into compliance with Colorado legislation. The motion carried unanimously.
4. The Annual Meeting of the Members will be held on September 14, 2009. There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted: 
Association President