

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
August 9, 2010**

Lori Goldstein, President, called the meeting to order at 7:00 p.m. Directors present: Marie Struckman, Patti Sego, Dave Truitt, Carla Javornik, and Lynda Caulk. Directors Absent: Ken Arnold. Stephen and Rita Prokopiak were present from Prokopiak Management Company.

**MINUTES**

A motion was made by Marie Struckman and seconded by Carla Javornik to approve the May 10, 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, four paid in full, two made partial payments, two are making stipulation payments, intent to lien letters have been sent to two, two have been referred to legal counsel for collection.
3. The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

1. Since the last Board meeting, the ACC has approved requests for 10 re-shingle, 10 repaint, 1 patio, 1 shed, 1 garage door replacement, 1 landscape renovation, and 1 driveway extension. Violation letters have been sent for 1 house repaint, 1 BB light, 2 vehicles, 9 landscape maintenance. One fine for failure to repaint house per Notice of Hearing was assessed and the owners have agreed to repaint by the end of August and asked that the fine be waived. The Board agreed to waive the fine provided the house is repainted by August 31, 2010.

**MAINTENANCE COMMITTEE**

1. Rita Prokopiak noted a section of concrete walkway and a concrete mailbox pad on 99<sup>th</sup> & Grove Place will occur on September 11, 2010. The post office has agreed to replace two of the mailbox kiosks at that time.
2. Stephen Prokopiak reported that the rock wall repairs behind the tennis courts have been completed. The next phase of this project will be to replace the fence on top of the wall and then to repair the landscape on top of the wall. He asked for clarification from the Board on whether or not to replace the gates in this section of fence since these were not installed originally by the builder. After discussion, the Board concluded that the gates shall only be replaced at the owner's cost if they wish to contract directly with the fence company since this has been the long-standing policy outlined in the Residential Improvement Design Guidelines.
3. Rita Prokopiak reported that the large, partially dead Russian Olive in Tract AA will be removed this fall when the irrigation system is winterized to minimize turf damage from the heavy truck that will be required to be in this tract while the tree is removed.
4. Rita Prokopiak noted that the electric line in Tract T at 99<sup>th</sup> has been replaced and Xcel Energy will set a new meter at that location soon. She recommended that the turf be repaired next spring so that the soil will have time to compact from moisture before installing new sod.

**NEWSLETTER COMMITTEE**

1. The next newsletter will be mailed in October. Ballots for the September Annual Meeting of the Members will be mailed during the week of August 19<sup>th</sup>.

**RECREATION/TENNIS COMMITTEE**

1. Patti Sego commented that a resident told her there was some graffiti on the tennis courts. The management company will check and get this removed.

**CLUBHOUSE COMMITTEE**

1. Rita Prokopiak reported that a rental check from a non-resident was returned for non-sufficient funds. A motion was made by Dave Truitt and seconded by Lynda Caulk that the clubhouse rental policy be amended to require that all rental fees be paid by a resident homeowner rather than a non-resident.

**POOL COMMITTEE**

1. Ms. Prokopiak reported that there was an incident at the pool on July 25<sup>th</sup> involving an inebriated resident whom the lifeguards finally had to dismiss from the pool. Ms. Prokopiak recommended that the Board consider amending the pool rules to prohibit alcohol use at the pool.
2. Recently, two incidents of very small pieces of glass were found in the pool, resulting in the need to close the pool for the remainder of both of those days so that the pool could be vacuumed several times. Three residents received minor cuts from the glass and were given first aid treatment by the lifeguards. The pool company noted that pea gravel had also been thrown in the pool several times during the week that these incidents occurred. Mr. Prokopiak noticed that there were a few very small pieces of glass in the tot lot and Sembrar was hired to rake the pea gravel and remove any glass pieces that could be found. No further incidents have occurred since this action was taken.

**SPECIAL ORDERS** - None.

**PUBLIC COMMENTS ON OTHER TOPICS**-none.

**EXECUTIVE SESSION**

**UNFINISHED BUSINESS** -none.

**NEW BUSINESS**

1. The next meeting of the Annual Meeting of the Members and Board of Directors was scheduled for September 13, 2010. Board member positions open for re-election at this meeting are those currently held by Lori Goldstein and Carla Javornik. Carla Javornik has declined interest in serving another term, but Lori Goldstein agreed to seek re-election and Olivia Hill has also expressed interest in serving on the Board.

As there was no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted:  \_\_\_\_\_

Association Secretary