

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
August 8, 2011**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Marie Struckman, Patti Segó, Olivia Hill, Dave Truitt, Ken Arnold, and Lynda Caulk. Directors Absent: None. Rita Prokopiak was present from Prokopiak Management Company. A resident, Michael Melvin, attended a portion of the meeting.

**MINUTES**

A motion was made by Ken Arnold and seconded by Lynda Caulk to approve the May 9, 2011 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 underbudget for the year.

Of the 24 delinquent accounts, five have paid in full, two made partial payments, one is making stipulation payments, one is in foreclosure and legal counsel is attempting garnishment on two accounts.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 3 re-shingle, 1 patio + french door addition, 2 repaint, and 1 concrete addition with brick seating wall. Violation letters have been sent for 1 vehicle and 1 landscape maintenance.

**MAINTENANCE COMMITTEE**

Rita Prokopiak reported that a portion of the Hooker median was re-landscaped due to impaired visibility. Ms. Prokopiak also noted that all of the Austrian and ponderosa pine trees were sprayed for pine beetle. She also commented that the trees in the greenbelt at 99<sup>th</sup> & Lowell were badly pruned by Xcel Energy.

Patti Segó asked if the landscape company would clean up the debris and cigarette butts in the playground area. She also indicated there was more graffiti in several areas in Tract AA, Tract T and the playground slide. Also, the meter board on the south side at Northpark Avenue and Lowell has exposed concrete footing due to soil erosion.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in late October or early November. Michael Melvin asked if the Board would consider mailing the newsletter earlier to include his candidacy for Westminster City Council. After Mr. Melvin departed, the Board agreed to include Mr. Melvin's request with the September Annual Meeting ballot to assist in his timing needs.

**RECREATION/TENNIS COMMITTEE**

The annual crack-sealing of the tennis courts was completed and a new tennis net was installed. Kim Kochevar provided tennis lessons to Northpark residents again this summer as in previous years. Lori Goldstein said that a resident has requested a tennis backboard be installed at the courts. The management company will get prices for this at the next meeting.

**CLUBHOUSE COMMITTEE**

Rita Prokopiak reported that Alice Russell resigned as clubhouse manager volunteer and Beverly Kelly has assumed this position.

Rita Prokopiak reported that there has been significant damage to the clubhouse siding. The woodpecker has now departed for the season but is likely to return and cause more damage next spring. Several of the Board members examined the damage with her and agreed that she should try to find someone to replace the damaged portion with concrete siding to prevent further damage next spring if the bird returns.

**POOL COMMITTEE**

Lori Goldstein informed the Board that based on the various comments made by the Board members, she decided to authorize Absolute Pool Management to use the Northpark pool for their lifeguard party on August 11<sup>th</sup> from 8-10 p.m. Residents will still be allowed to use the pool until 9 pm.

**SPECIAL ORDERS** - None.

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

**EXECUTIVE SESSION**

**UNFINISHED BUSINESS** -none.

**NEW BUSINESS**

Three board positions currently held by Ken Arnold, Lynda Caulk and Marie Struckman will be open for re-election at the September Annual Meeting of the Members on September 12, 2011. All three board members declared their interest in seeking re-election. Notice was also given to residents in the August newsletter to submit their interest form if interested in being elected to the board.

As there was no further business, the meeting was adjourned at 8:30 p.m.

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

Association Secretary