

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
February 11, 2013**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Ken Arnold, Olivia Hill, Dave Truitt, and Mark Peters. Directors Absent: Marie Struckman (ill). Rita and Stephen Prokopiak were present from Prokopiak Management Company. John Hollick and Bruce Crocfer from Absolute Pool Management were in attendance.

**MINUTES**

A motion was made by Olivia Hill and seconded by Mark Peters to approve the October 8, 2012 and December 10, 2012 meeting minutes as written. The motion carried unanimously.

**COMMITTEE REPORTS**

**AUDIT/FINANCE**

Stephen Prokopiak presented the financial report and discussed reasons for variances. Most line items were under budget for the year.

Of the 48 delinquent accounts, eighteen have paid in full, three are making stipulation payments, four are in foreclosure, three are making monthly stipulation payments, and two intent to lien letters have been sent. Rita Prokopiak noted that the delinquency rate was higher last month because many residents forgot to pay the increase in dues that became effective in January 2013.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 1 landscape with front porch and retaining wall addition, 1 window replacement, 1 hot tub, and 1 play equipment.

Violation letters were sent as follows: 1 failure to remove holiday decorations.

Patti Segó noted that the resident who damaged the perimeter fence may have pulled his landscape materials back from the fence enough to permit fence repair. Ms. Prokopiak will follow up with Sembrar to repair the fence. Ms. Segó also noted that a resident at the corner of King Street and Irving has not removed a pile of dead branches for several weeks. Ms. Prokopiak will send a letter to the owner to remove this debris.

**MAINTENANCE COMMITTEE**

Patti Segó and Olivia Hill noted that Sembrar plowed the greenbelt sidewalk during the last snowstorm in contradiction to their instructions to only plow the perimeter sidewalks.

Ms. Prokopiak reported that she received a request from a resident to replace their section of greenbelt fence. She noted that the fence in question was in need of repair and suggested that the entire greenbelt fence be considered for replacement rather than creating a patchwork effect of sporadic repairs on this fence that is approximately 25 years. Mr. Prokopiak noted that there are funds available in the Reserve Account for this project. The Board directed the management company to obtain bids to replace the greenbelt fence.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in March. The Board agreed with the management company's recommendation to hold the annual garage sale on May 4, 2013.

**RECREATION/TENNIS COMMITTEE**

The management company will obtain a bid for the annual crack-sealing project.

**CLUBHOUSE COMMITTEE**

No report was given.

**POOL COMMITTEE**

The Board discussed a proposal from Absolute Pool Management to replace the pool and wader pumps and motors with new equipment that would change the system from single phase to 3-phase with an anticipated savings in electric bills before the rebates from Xcel Energy expire. A motion was made by Dave Truitt and seconded by Ken Arnold to authorize Absolute Pool Management to proceed with this change in equipment. The motion carried unanimously.

**SPECIAL ORDERS** - None.

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

**EXECUTIVE SESSION**

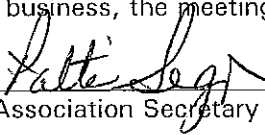
**UNFINISHED BUSINESS** -none.

**NEW BUSINESS**

The next Board of Directors meeting was scheduled for May 13, 2013.

As there was no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted:

  
Association Secretary