

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
May 10, 2010**

The meeting was called to order at 7:00 p.m. by Lori Goldstein, President. Directors present: Marie Struckman, Patti Sego, Kenneth Arnold, and Lynda Caulk. Directors Absent: Dave Truitt (excused) and Carla Javornik (excused). Stephen and Rita Prokopiak were present from Prokopiak Management Company. A resident, Olivia Hill, was present.

MINUTES

A motion was made by Ken Arnold and seconded by Marie Struckman to approve the February 15, 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 14 delinquent accounts, one paid in full, two made partial payments, one is making stipulation payments, intent to lien letters have been sent to three, five have been referred to legal counsel for collection, one has filed bankruptcy and one is in foreclosure.
3. The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

1. Since the last Board meeting, the ACC has approved requests for 5 re-shingle, 1 repaint, 1 patio cover, and 1 window replacement. Violation letters have been sent for 2 junk, 1 house repaint, 1 removal of shrubs blocking site triangle, 2 trailer, 1 broken fence, and 2 landscape maintenance.

MAINTENANCE COMMITTEE

1. Rita Prokopiak noted she will get a proposal to replace a section of concrete on 99th & Grove Place.
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.
3. Rita Prokopiak reported that she conducted a walk-through several weeks ago with the landscape company and has directed that several trees (mostly Russian Olives) that are nearly dead be removed.

NEWSLETTER COMMITTEE

1. The next newsletter was be mailed today. The management company has placed ads for the Saturday, May 15th Annual Garage Sale and has placed signs at both entries.

RECREATION/TENNIS COMMITTEE

1. The management company has authorized the annual crack-sealing of the tennis courts and will try to have this project completed prior to tennis lessons this summer, weather permitting.
2. Kim Kochevar will be offering tennis lessons to Northpark residents again this summer as in previous years.

CLUBHOUSE COMMITTEE

1. Rita Prokopiak reported that two thefts occurred at the clubhouse. The first theft occurred some time prior to Easter Sunday when the renter on that date noticed that the vacuum sweeper had been stolen. Ms. Prokopiak noticed that a trash can had also been stolen at that time.

Approximately 2 weeks later, someone burglarized the back door of the clubhouse and stole the leather furniture and the telephone. She has replaced all of these items and filed police reports.

POOL COMMITTEE

1. Ms. Prokopiak noted that the pool opening operations are well underway. A new pool maintenance supervisor and new head lifeguard have been hired for this season by Absolute Pool Management, LLC.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS-none.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

1. Rita Prokopiak reported that the Association has been contacted by a law firm who is representing a resident on a slip and fall injury that occurred in January. The firm was unable to provide any details about the location of the incident. Neither the management company nor the Board members were aware that an injury had occurred. She has referred the issue to the Association's insurance company.
2. The next meeting of the Board of Directors was scheduled for August 9, 2010.

As there was no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted: *Patti Segs*

Association Secretary