

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
May 14, 2012**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Ken Arnold, Marie Struckman, and Mark Peters. Directors Absent: Dave Truitt and Olivia Hill. Rita and Stephen Prokopiak were present from Prokopiak Management Company.

MINUTES

A motion was made by Marie Struckman and seconded by Ken Arnold to approve the February 13, 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, except for snow removal which is significantly over budget.

Of the 17 delinquent accounts, two have paid in full, one is making stipulation payments, three are in foreclosure, legal counsel is attempting garnishment on two accounts. Intent to lien letters have been sent to five residents.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 1 window replacement, 2 shed, 3 reshingle, 2 landscape, 1 solar panels, 1 driveway extension, 1 attic fan, 1 fence, 2 patio and 4 repaint. Two violation letters will be sent out this week for landscape maintenance. Additionally, letters were sent for 1 fence repair and 1 vehicle violation.

MAINTENANCE COMMITTEE

Rita Prokopiak reported that she will be doing the spring site inspection with Sembrar tomorrow to determine what landscape improvements may be needed this year. She noted that tree-pruning on 104th was completed to comply with City regulations (\$1,915) and four trees were lost in the high wind storms in March. She also requested authorization from the Board regarding a proposal to spray the pine trees for pine beetle (\$4,000) pending a recommendation from CSU regarding whether or not the spray is effective.

NEWSLETTER COMMITTEE

The next newsletter will be mailed in August. The web site has been redesigned with a new format for easier access. The Annual Garage Sale will be held on May 19th. Signs will be posted at the entrances tomorrow and an ad has been placed in The Denver Post.

RECREATION/TENNIS COMMITTEE

Rita Prokopiak noted that the annual crack-sealing of the tennis courts will be completed in May if weather Permits (\$6,645). Tennis lessons will be offered again this year.

CLUBHOUSE COMMITTEE

The clubhouse electric repairs were completed several weeks ago. It appears that Xcel may have completed the repairs prior to the commencement of the work that had been contracted with Lakewood Electric. Total costs for these repairs to date are \$3,897.56, although the management company anticipates that an additional bill may be received from Xcel Energy. The phone line that was damaged during this work has also been repaired.

POOL COMMITTEE

The pool has been cleaned and filled and the pool company plans to start the heaters this week in anticipation of opening the pool on Memorial Day weekend. Swim lessons will be offered again this year.

SPECIAL ORDERS - None.

PUBLIC COMMENTS ON OTHER TOPICS-none.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

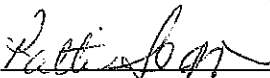
A motion was made by Ken Arnold and seconded by Marie Struckman to appoint Mark Peters to fill the board member vacancy created by Lynda Caulk's resignation. The motion carried unanimously.

A motion was made by Marie Struckman and seconded by Mark Peters to appoint Olivia Hill to serve as Vice President. The motion carried unanimously.

The management company reported that a settlement was reached by the Association's insurance company regarding the slip-and-fall accident that occurred in January 2011.

The next board meeting was scheduled for August 13, 2012.

As there was no further business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted:  _____
Association Secretary