

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
October 12, 2009**

Lori Goldstein, President, called the meeting to order at 7:02 p.m. Directors present: Patti Segó, Dave Truitt, Marie Struckman, and Lynda Caulk. Directors Absent: Carla Javornik (excused due to business commitment) and Ken Arnold. Stephen and Rita Prokopiak were present from Prokopiak Management Company. Members present in audience: None. Raedene Ballard and Guilford Emge from Capital Claim Consultants attended the first few minutes of the meeting.

**MINUTES**

A motion was made by Dave Truitt and seconded by Lynda Caulk to approve the September 14, 2009 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 13 delinquent accounts, one has paid in full. One is making stipulated payments per agreements with legal counsel. Intent to lien letters were sent to three residents. The Association's legal counsel is attempting collection on one additional account and the Board authorized the management company to refer four additional accounts to collection if not paid in full by the end of the month.
3. The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

1. Since the last Board meeting, the ACC has approved 3 reshingle requests. One violation letter has been sent for junk/weeds and a Notice of Hearing and Fines was sent to the same owner for failure to comply with the first request. The Board asked that letters be sent to the resident with the stack of pavers in his yard for 2 months, and to a resident who has not repaired holes in his fence.

**MAINTENANCE COMMITTEE**

1. Rita Prokopiak noted that the landscape company will be winterizing the irrigation system by the end of October.
2. Patti Segó noted that there is graffiti on the basketball court that needs removal. Ms. Prokopiak asked the Board to compile a list of all the areas where small amounts of graffiti have been noted so that the removal company can repair all of the areas on one call.

**NEWSLETTER COMMITTEE**

1. The next newsletter will be mailed in November.

**RECREATION/TENNIS COMMITTEE**

1. As a result of no activity, no report was given.

**CLUBHOUSE COMMITTEE**

1. The financial report for the clubhouse was distributed to the Board.

**POOL COMMITTEE**

1. The management company reported that the winterization of the pool is underway.

**SPECIAL ORDERS**

The Board listened to a brief presentation from Capital Claims Consultants and explained to them that their previous contact with various Northpark residents was misrepresented and was not appreciated by a number of residents. The Board directed Capital Claims Consultants that, while they can market their services, the Board will not authorize their services because the Association is not responsible for individual resident property maintenance. The Board further noted that Capital Claims Consultants should not imply Board authorization in their marketing. They further directed them to stop calling residents who are on the Do Not Call list.

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

**EXECUTIVE SESSION**  
**UNFINISHED BUSINESS**

**NEW BUSINESS**

1. After discussion of various contract proposals which were obtained for 2010 services, the Board awarded contracts as follows:
  - A motion was made by Marie Struckman and seconded by Lynda Caulk to award a 2-year contract to Absolute Pool Management, LLC for the 2010-2011 seasons. The motion carried unanimously.
  - A motion was made by Dave Truitt and seconded by Patti Segó to renew a 3-year contract with Waste Management for trash services. The motion carried unanimously.
  - A motion was made by Marie Struckman and seconded by Patti Segó to renew a 3-year contract with Sembrar with the provision that the contract price must be lowered and sustained for the contract duration. The motion carried unanimously.
  
2. After discussion regarding the 2010 Budget prepared by the management company, a motion was made by Dave Truitt and seconded by Patti Segó to adopt the 2010 Budget with dues remaining at \$70/month as presented. The motion carried unanimously.

The next board meeting will be held on February 8, 2010 at 7 p.m. at the clubhouse. Due to no further business, the meeting was adjourned at approximately 8:05 P.M.

Respectfully submitted:   
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Association Secretary