

**NORTHPARK HOMEOWNERS ASSOCIATION  
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS & BOARD OF DIRECTORS  
September 12, 2011**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Marie Struckman, Olivia Hill, Dave Truitt, Ken Arnold, and Lynda Caulk. Directors Absent: Patti Segó (excused). Rita and Stephen Prokopiak were present from Prokopiak Management Company. A quorum was present with eight-one residents present either in person or mail-in ballot.

**MINUTES**

A motion was made by Dave Truitt and seconded by Ken Arnold to approve the August 8, 2011 meeting minutes as written. The motion carried unanimously.

**COMMITTEE REPORTS**

**AUDIT/FINANCE**

Stephen Prokopiak presented the financial report and discussed reasons for variances. Expenses were underbudget for the year.

Of the 19 delinquent accounts, one has paid in full, four made partial payments, one is making stipulation payments, and one is in foreclosure and has agreed to sign a stipulation agreement.

The board reviewed checks and approved payment.

**ARCHITECTURAL CONTROL COMMITTEE**

Since the last Board meeting, the ACC has approved requests for 1 re-shingle, 1 window replacement, 2 house repaint, and 1 conditional house repaint. Violation letters have been sent for 1 dead tree removal.

**MAINTENANCE COMMITTEE**

Rita Prokopiak reported that Xcel pulled the electric meter at 99<sup>th</sup> due to faulty wiring that was likely caused by contractor damage. This repair has been made and Xcel has re-installed the meter but the repair was costly due to the amount of work required to trench in a new line.

Graffiti from the sidewalk and fence was removed several weeks ago.

**NEWSLETTER COMMITTEE**

The next newsletter will be mailed in late October or early November. Lynda Caulk suggested that an article be included to warn residents to check their pine trees for pine beetle so that it does not spread through the community.

**RECREATION/TENNIS COMMITTEE**

No report was given.

**CLUBHOUSE COMMITTEE**

Marie Struckman and Lori Goldstein noted that they would like to host a going away open house for former clubhouse manager, Kris Latham. They asked if the Board would allow board members to use the clubhouse without paying the rental fee. After discussion of the pros and cons of this idea, a motion was made by Dave Truitt and seconded by Lynda Caulk to grant each board member one free use of the clubhouse per year provided they paid the damage deposit refundable fee. The three members in attendance were given an opportunity to express their views and all three agreed that this proposal was acceptable. The motion carried with four in favor (Truitt, Caulk, Arnold and Struckman), one opposed (Hill), and one abstention (Goldstein).

Rita Prokopiak reported that the significant damage to the clubhouse siding from the woodpecker is scheduled for repair with concrete siding by the end of the week.

**POOL COMMITTEE**

Lori Goldstein noted that Absolute Pool Management used the Northpark pool for their lifeguard party on August 11<sup>th</sup> from 8-10 p.m. and that a resident apparently did call the police who were then informed that permission had been granted by the Board for this function.

Rita Prokopiak noted that the pool winterization process is nearly complete.

**SPECIAL ORDERS** - None.

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

**EXECUTIVE SESSION**

**UNFINISHED BUSINESS** -none.

**NEW BUSINESS**

Ballots for the annual election of the three board positions currently held by Ken Arnold, Lynda Caulk and Marie Struckman were counted by residents present at the meeting. Mr. Arnold, Ms. Caulk and Ms Struckman were re-elected for three-year terms.

A motion was made by Ken Arnold and seconded by Marie Struckman to retain the same slate of officers in 2012 as in 2011: Lori Goldstein, President; Lynda Caulk, Vice President; Patti Segó, Secretary; and Marie Struckman, Treasurer. The motion carried unanimously.

As there was no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted: Lori Goldstein  
Association President