

**NORTHPARK HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING OF THE MEMBERS & BOARD OF DIRECTORS
September 9, 2013**

President Lori Goldstein called the meeting to order at 7:00 p.m. Directors present: Patti Segó, Marie Struckman, Mark Peters, and Olivia Hill. Directors Absent: Dave Truitt (vacation) and Ken Arnold (vacation). Rita and Stephen Prokopiak were present from Prokopiak Management Company. Residents present at the meeting: Gordon Shand. A quorum was present with seventy-six residents present either in person or mail-in ballot. A guest, Bruce Baker, was present for the initial part of the meeting.

MINUTES

A motion was made by Olivia Hill and seconded by Marie Struckman to approve the August 2013 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 under budget for the year.

Of the 21 delinquent accounts, one has paid in full, two made partial payments, and the Association's legal counsel is attempting collection on three accounts, including one wage garnishment. Four intent to lien letters have been sent.

The board reviewed checks and approved payment.

ARCHITECTURAL CONTROL COMMITTEE

Since the last Board meeting, the ACC has approved requests for 2 re-shingle, 1 landscape modification, and 2 house repaint. Violation letters have been sent for 1 window air conditioner, 4 landscape maintenance and 1 notice of fine was sent.

The management company asked the Board for their specific criteria regarding when to send violation letters on various issues. Several of the board members acknowledged that they had found it extremely difficult to define specific criteria regarding this request.

MAINTENANCE COMMITTEE

Stephen Prokopiak reported on the greenbelt fence project which has now been completed except for one fence post that needs to have a chamfered top. Overall, the project went smoothly and most residents have been pleased with the outcome.

Rita Prokopiak reported that Sembrar has completed the landscape renovations. She plans to do another site inspection with Sembrar this week and will have several more dead trees removed.

Rita Prokopiak noted that the new bike rack was stolen several months ago and she asked if the Board wants it replaced. The Board agreed that it should be replaced and that her suggestion that a concrete pad with the rack attached to the concrete should be an option to explore further.

NEWSLETTER COMMITTEE

The next newsletter will be mailed in late October or early November. Olivia Hill agreed to write an article regarding interest in starting up the Swim Team again next year.

RECREATION/TENNIS COMMITTEE

The basketball court resurfacing project has been started and should be completed by next week. Patti Segó noted that it might be helpful to install a bench at the courts and that the west gate lock needs to be repaired.

CLUBHOUSE COMMITTEE

Olivia Hill reported that a resident had contacted her yesterday that the clubhouse door was unlocked. She came over and locked the clubhouse and found that the door stops had not been locked correctly.

POOL COMMITTEE

Rita Prokopiak noted that Absolute Pool Management has begun the winterization of the pool for the season.

SPECIAL ORDERS - Bruce Baker gave a brief presentation on his campaign for election to the Westminster City Council this fall.

PUBLIC COMMENTS ON OTHER TOPICS

Gordon Shand (resident) said he was pleased that some progress has been made in correcting the violations of the property near him.

EXECUTIVE SESSION

UNFINISHED BUSINESS -none.

NEW BUSINESS

Ballots for the annual election of the two board positions currently held by Lori Goldstein and Olivia Hill were not counted since it was an uncontested election. Ms. Goldstein and Ms. Hill were re-elected for three-year terms.

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

The next board meeting will be held on October 14, 2013 to adopt the 2014 Budget.

Rita Prokopiak asked the Board to authorize the expenditure of \$75 for legal counsel to draft a revised collection policy in accordance with new legislation which takes effect on January 1, 2014. The Board agreed to have legal counsel draft the necessary policy.

As there was no further business, the meeting was adjourned at 7:55 p.m.

Respectfully submitted: _____
Association Secretary