

**Northgate Condominium Association**  
**Annual Homeowners meeting**  
**11 July, 2005 7 p.m. – 9:00 p.m.**

**I. CALL THE MEEETING TO ORDER**

The meeting was called to order and introductions were made. Board members KC Gordon, Robert Carpenter, Helen Frey, Molly Sorenson and Mark Bloomfield were present, as well as Carl Weakland, property manager.

**II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE**

There as proof of notice of the meeting.

**III. CERTIFYING OF PROXIES**

There were 11 members present and 12 proxies, for a total of 23 homeowners represented. A quorum was established

**IV. APPROVAL OF LAST YEAR'S MINUTES**

Mark Sorenson moved to approve the minutes. Todd Miller seconded.

**V. REPORT OF OFFICERS**

President's Report

- Three buildings were painted this past year. It was decided to paint rather than stain them, because the stained buildings didn't turn out well. A new company will be doing the painting this year.
- The north end of the driveway was redone to take care of water drainage issues so that ice doesn't accumulate.
- A pressure line for sprinkler by 3333 was replaced. Another line between 3363 and 3393 was replaced and the retaining wall was replaced.
- A number of concrete stair treads will be replaced in the next few weeks
- After painting finishing the painting next year, we'll turn our attention to roofs, which will be replaced over the course of a few years.

Managers Report:

- The city will fix the sidewalks around the perimeter of the property and charge us for half.
- We will be doing another chimney inspection to make sure that all chimneys are clean.

**VI. REVIEW OF FINANCIALS**

We're almost exactly where we were last year, in terms of assets and reserves, improving on our goal of going \$3-4k into reserves to paint the buildings and fix north end of the parking lot. Ann Kloos moved to approve the financials, Mark Sorenson seconded. The financials were approved.

**VII. NOMINATIONS FOR BOARD OF DIRECTORS**

No one was nominated. A letter will be sent to the owners to see if anyone that could not attend the meeting would be interested in being a board member.

#### VIII. ELECTION OF DIRECTORS TO THE BOARD

Since there were no nominations, there were no elections.

#### IX. OWNERS AND RESIDENTS FORUM

- Mark Sorenson requested that we replace the sod over the sprinkler line by 3333
- Dave Walter (?) asked that the garbage collectors close the dumpsters after they're emptied.
- KC Gordon pointed out that the HOA Board is responsible to the owners to enforce the covenants and rules. We're not responsible for enforcing noise ordinances. The residents are responsible for calling the police in that case.
- Ann Kloos mentioned that owners should be fined regardless of tenants, i.e., they get one warning, then fines, not a warning per tenant. Carl said that that is how it currently works.
- Mark Sorenson requested that the areas where siding is missing (where the retaining walls were fixed) be fixed as a top priority when painting starts.
- Ann Kloos mentioned there was a drug bust on the property about 2 weeks ago, the police arrested someone for trafficking heroin, cocaine, pot, etc. There was much discussion about what could be done to keep drug dealers out as well as how we could help our elderly neighbors. It was agreed that efforts to know your neighbors would be beneficial.
- Mary Wild (?) would like the south lawn watered so that it's not a fire hazard

#### X. ADJOURNMENT

The meeting was adjourned.