

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Annual Meeting Minutes

August 29, 2007 6:00p.m. – 8:00pm.

1. Roll Call

Meeting called to order. Board members Helen Frey, Steve Zdawczynski., Mark Broomfield, Tom Precella, Jason Gray and property manager Dave Martindale present. Other attendees were: Bob Carpenter #50, Carrie Haverfield #21, Dave Walter #18, Dave Clarke #26, Liz Cross #34, Jenny Spolnik #7, Jason Vewer #37, Zach White #33, and Barbara Balcerkiewicz #11. Seven other members present via proxy.

2. Establish a Quorum

A quorum was established, 22 members by attendance and proxy.

3. Reading of minutes of the annual meeting of August 14, 2006.

Minutes read by property manager Dave Martindale. Jason moved to approve the minutes from the 2006 annual meeting. Helen seconded. Minutes were approved without objection.

4. Financials through July 31, 2007.

Dave gave a brief overview of the financials making sure to elicit any questions from meeting attendees. A resident asked: what is the goal of the board in terms of its reserves? Property manager Dave Martindale suggested that a typical goal for an HOA of our size would be to maintain 30-50% of your annual revenue. A resident asked: why were we over budget on the snow removal this past winter? It was explained that the main reason for the excess was the unexpectedly heavy snowfall. Mark moved to approve the financials. Tom seconded. Financials were approved.

5. Old Business

3 roofs have been replaced at 3255, 3275 and 3295 and the enclosed garage at 3295/3275 with the 50-year shingles.

A section of the driveway in the middle of the complex by the two dumpsters has been resurfaced.

A section of sidewalk by 3393 was replaced.

Extensive landscaping was completed including: adding stone, mulch to beds around the complex, durable steel edging, repairs to the retaining walls.

The sprinkler system was found to have many leaks. Both pipes and valves were repaired.

6. Election of vacant board positions.

Carrie Haverfield was nominated by Helen Frey for consideration to fill the 6th board member (at large) position. Mark seconded the nomination. No other nominations were given. Ms. Haverfield received an affirmative verbal vote.

7. New Business

The Board pointed out that the siding on the buildings is possibly in need of replacement, and that research was on-going concerning materials, installation and financing options.

One of the residents suggested the possibility of installing a barbeque grill in the area of the old basketball court. The board indicated that was something worth considering, but that it might be difficult to distinguish that area as private property, and not as part of the municipal park to the east.

One of the residents asked what would be required if he wanted to replace his windows. The board explained the architectural review process. The same resident expressed a concern about how the emergency maintenance function of the management was not able to address a leaking roof problem he had. Dave explained that he would instruct the emergency maintenance people that they would need to refer such a problem to a roofer who would be able to address it immediately.

Another resident asked if the board would consider adding more recycling containers at more locations in the complex. The board explained the difficulty with limited space, but that it was something worth looking at when improvement of the dumpster enclosures is addressed.

Another resident expressed concern that glass ends up on the ground around the dumpster adjacent to her carport. The board explained how there was an isolated incident of a shower door breaking when it was being put in the dumpster. The same resident expressed concern about general clean up around the dumpster area. The board asked Dave to address that with the clean-up company, as well as the trash company.

Another resident asked if anyone knew anything about the peeping tom that had been seen in the area. The board had not heard of this, but thanked the resident for making the board and other attendees aware.

Another resident advised the board that 3373's middle stairway's first step was loose. The board said that it would be addressed.

Another resident suggested the area around 3373 center stairwell needs gutter clogging addressed.

Another resident expressed concern about concrete being poured during the winter, which can cause longevity problems with the concrete. The Board agreed that, in general, concrete work should be done during the warmer months, but that the specific instance the resident was referring to was in need of urgent repair.

8. Adjournment

With no further concerns, the meeting was adjourned. Next regular meeting to be held September 25th, 2007 at 6pm Tom's residence.