

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

April 17, 2007 6:00pm. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Mark Bloomfield, Tom Precella, and Property Manager Dave Martindale present.

II. ESTABLISH A QUORUM

A quorum was established.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Mark moved to approve the minutes and Tom seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

Steve McFarland, owner of unit #15 came to explain his side of the story as to the outstanding charges on his account. The board said they would consider his arguments upon receipt of copies of his documentation.

Mark said the he'd like to replace his windows. A discussion of what the standard should be ensued. The tentative decision was that a standard should be sent to residents (perhaps in a newsletter). The tentative standard would be to require the windows to be the same size as the existing windows, colored dark brown (bronze in window industry speak), and made of either aluminum (wood clad with aluminum) or fiberglass. Mark suggested that vinyl should also be allowed, though this would mean allowing a beige color. The vinyl option would be cheaper than the other two. The decision was tabled until further research could be done. Any window replacement would need to be reviewed by the board for approval.

V. APPROVAL OF FINANCIALS

Helen moved to approve the March, 2007 financial report and Mark seconded. The financial report was approved.

VI. MANAGER'S REPORT

Siding bids – We discussed the first bid to have the siding replaced with hardie board. Because of the price (\$658,000 + add ons), the discussion turned to how to finance it. Mark suggested he would like to speak to a banker to determine what financing options we would have. We will await some other bids.

Roofing bids – Dave will check with B&D Roofing to determine what work was to be done last year on the older roofs. They were supposed to make repairs which, from J&R Roofing's evaluation, appear not to have been performed. The board will wait for the rest of the bids before making a decision on replacing the rest of the roofs.

Driveway – We will get clarification on the driveway bids, but Superior has a cheaper quote, and did good work for us last year.

Sprinklers - The board unanimously approved an additional \$1000 for repair of the sprinkler system.

Website – The board unanimously approved \$500 for recreating the website so that we're not constrained by the software on which it was created.

VII. ADJOURNMENT

The meeting was adjourned. The next meeting will be Monday, May 21, 2007 at Helen's home, Unit #41.