

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes 20 February 2007, 6:00 p.m. -7:00 p.m

- I. CALL TO ORDER AND ROLL CALL
The meeting was called to order. Tom Precella, Steve Zdawcznski, Jason Gray, Helen Frey, and Property Manager David Martindale present.
- II. ESTABLISH A QUORUM
A quorum was established.
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING
Tom moved to approve the minutes from January; Helen seconded. The January minutes were approved.
- IV. OWNERS AND RESIDENTS FORUM
There were no owners or residents with any items to bring before the Board.
- V. APPROVAL OF FINANCIALS
After a review of the financials by David Martindale, Jason moved to approve the financial report; Steve seconded. The financial report was approved.
- VI. REPORTS OF OFFICERS
The President was not present. The items reported by David are found under items VII and VIII.
- VII. OLD BUSINESS
The enlargement of 3 downspouts, building 3303, \$350, will be completed the week of 18 February. The repair of the siding, unit 58, building 3265, \$470, is scheduled for the week of 25 February. The skylight leak, building 3393, is scheduled for the week of 25 February. Cold and snow have prevented the jobs from being completed.
- VIII. NEW BUSINESS
The repairs listed below were approved for completion. Jason moved for approval, and Tom seconded.
- (1) Damaged, wood fence post on north side of building 3393, \$125
 - (2) Damaged, wood fence post on west side of building 3363, \$125. Funds were received from Snow Solutions for this repair.
 - (3) Repair leaning light post (due to corrosion at the ground) at walkway between buildings 3265 and 3255, \$125.
- The gutter on west side of building 3255 does not handle the amount of run-off. The siding and fascia are damaged due to running water and ice. Bid has been requested.
- Re-occurring plumbing back-up and water overflow into unit 41, building 3255, resolution discussed. Pot scrubbers, 'swiffer' pads, carpet fiber pulled from the pipe on 3 different occasions. Association has paid the plumbing fees. After discussion, a letter will be sent to the owners of the units 42 and 43, which are above unit 41 to forewarn them that future occurrences will have the cost billed at 50% per unit.
- The #60 mailbox will be used for outgoing U.S. Post Office mail vs. the current, non-secure mail box. Helen will get the signage made. Previously, it was decided to close box #60 for the deposit of homeowners' dues.
- IX. ADJOURNMENT OF MEETING

Meeting adjourned at 7 p.m. The next meeting will be held on March 20, 6pm, at Tom's home.