

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

January 16, 2007 6:00pm. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

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

IV. OWNERS AND RESIDENTS FORUM

There were no owners or residents with anything to bring before the board.

V. APPROVAL OF FINANCIALS

We did not have financials to approve.

VI. REPORTS OF OFFICERS

There was no President or Manager's report.

VII. OLD BUSINESS

We discussed getting our accounts reviewed for 2004, 2005, 2006 – Dave got two bids - \$2400 and \$6000 for three years – Tom suggested that we get bids for one year, and only do the other two years if we find problems.

Siding quotes – we are waiting for quotes on the siding.

Driveway – we are waiting for revised quotes on the driveway repairs.

VIII. NEW BUSINESS

Dave brought us a bid from Leo's Snow Removal, since Snow Solutions had cancelled our contract. While this was only one bid, because it was the middle of the snow season, and Dave has had good experience with the company, we decided to go with them. Mark moved to change to Leo's Snow Removal service, Tom seconded.

After the board reviewed and discussed the proposal, Mark moved to get the gutters fixed on 3303, Tom seconded and it was approved.

After reviewing the proposal to fix the siding on Jason's building, Mark moved to fix siding, Steve seconded and it was approved.

After reviewing the proposal to fix the skylight on building 3393, Tom moved to fix the skylight, and Steve seconded and it was approved.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be Tuesday, February 20, 2007 at Helen's home, Unit #41