

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

26 July 2007, 6:00 p.m. -7:00 p.m

- I. CALL TO ORDER AND ROLL CALL
The meeting was called to order. Mark Bloomfield, Tom Precella, Helen Frey, and Property Manager David Martindale present.
- II. ESTABLISH A QUORUM
A quorum was established.
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING
Unanimous approval of 18 June 2007 meeting minutes.
- 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, the financial report was unanimously approved.
- VI. REPORTS OF OFFICERS
The items reported by Mark Bloomfield, President, and David Martindale are found under items VII and VIII.
- VII. OLD BUSINESS
Discussed wording in letter to owners to inform them of the annual meeting; to include proxy collection via scanned electronic copy, email, and facsimile.

With two major water leaks during the month of July, the need to obtain a schematic of the sprinkler system 'circuits', location of water valves, and 'key' was discussed.

The second delivery of 20 tons of river rock was scheduled to be delivered and spread through out the complex by 15 August 2007.
- VIII. NEW BUSINESS
Discussed first siding bid from Danny McAnally, Cogdill Construction Company. It is for \$462,944, including removal of old siding, inspection of structure for damage, replacement of damaged sheathing at 64 sq. ft. per building, detachment and re-installation of handrails, installation of vapor barrier, install Tru Wood siding, paint buildings with 2 coats for 4 mm paint coat, remove debris, general clean-up, and permit and fees.

Discuss dates available at Wynwood for annual meeting.
- IX. ADJOURNMENT OF MEETING
Meeting adjourned at 7 p.m.