

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

18 June 2007, 6:00 p.m. -8:00 p.m

- I. CALL TO ORDER AND ROLL CALL
The meeting was called to order. Board Members Tom Precella, Jason Gray, Helen Frey, Mark Bloomfield and Property Manager David Martindale present.
- II. ESTABLISH A QUORUM
A quorum was established.
- III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING
Jason moved to approve the minutes from the previous meeting; Helen seconded. The 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
 - Mark asked if Dave would make sure water bills were given to Majid for water auditing purposes. Dave said he would do so.
 - Dave suggested he would confirm that the amount we were being charged for insurance was correct, as it seemed significantly lower than last year.
 - Mark asked about what kind of insurance coverage we had and Dave explained some of the details.
 - Dave paid particular attention to reviewing the status of our reserves, and made sure the board was clear that we were currently maintaining the budget amounts.
 - After a review of the financials by David Martindale, Mark moved to approve the financial report; Helen seconded. The financial report was approved.
- VI. REPORTS OF OFFICERS
No officers report.
- VII. OLD BUSINESS
 - Siding: Dave provided more information on siding bids, as well as a suggestion from a contractor to consider using a different siding material, which would reduce the cost of replacement by approximately half. Dave also indicated that this particular contractor would be willing to speak with the board directly to explain his bid and answer any questions. The board agreed to meet with the contractor, and set a tentative date of July 14th, 2007 at 9am, pending confirmation of the contractor's availability for that date. Further discussion occurred as to how to handle a special assessment for siding replacement.
 - Annual Meeting: Dave provided some further information concerning the annual meeting to be held July 26th, 2007 from 6pm-8pm at the Wynwood Retirement Home, at 34th and Iris. Dave provided a copy of the proxy to be used for absentee owners.
 - Landscape Improvements: Dave provided further information about the proposed landscaping improvements, integrating the updated cost information researched by Helen. Majid agreed to provide labor for the improvements if the board decided it would like to purchase materials directly from providers in order to save money. Majid said he would

coordinate with the providers concerning delivery and placement of the materials on the property. Jason moved to approve the expense of the landscaping improvements. Mark seconded. The landscaping improvements were approved. Note: The board considered that it might be necessary to delay other reserve expenses this year, particularly bike racks and siding repair, in order to stay under budget.

VIII. NEW BUSINESS

- Dave suggested the board consider providing the option of satellite television to residents through Paul Blake of Denver Dish. Dave explained that Denver Dish would install equipment compatible with both Dish Network and Direct TV, and provide receivers at no cost to either the HOA or the resident. The only cost would be for the monthly service as provided by Dish Network or Direct TV. Residents would contact Denver Dish to arrange for the equipment and then obtain the programming from the satellite company of their choice. The board agreed to have Paul evaluate the building to see what would be required to install equipment, in order to provide residents with a choice of cable or satellite.
- Dave informed the board that the Northgate Condominium Association website was currently being rebuilt, and would be completed in the near future.
- As a response to a previous inquiry, Dave explained that an amendment to the declaration would be required in order to prohibit non-owner residents from having dogs. Some discussion occurred concerning what would be required to pass an amendment to the declarations.
- Mark confirmed that he would be drafting a letter to the homeowners notifying them of the annual meeting as well as the board's research concerning siding replacement and possible special assessment.

IX. ADJOURNMENT OF MEETING

Meeting adjourned at 7:45 p.m. The next meeting will be the annual meeting, held on July 26th, 6pm, at Wynwood Retirement Home, 34th and Iris Ave.