

NORTHGATE CONDOMINUM ASSOCIATION

Board of Directors Meeting Minutes

March 20, 2007 6:00p.m. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Mark Bloomfield, Tom Precella, Jason Gray, 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 from the previous meeting and Helen seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

No owners or residents were present at the meeting.

V. APPROVAL OF FINANCIALS

The Board requested that Dave research why the insurance cost for this financial report was lower than usual. The Board also requested that Dave research why the water and sewer bill for this financial report was approximately two times what it should be. Helen requested that Dave remind Kevin to add the separate line item to the reserves that indicates the \$10.00 increase in HOA fees for 2007. Mark moved to approve the financial report and Tom seconded. The financial report was approved.

VI. REPORTS OF OFFICERS

a) Presidents Report

The President had no report.

VII. OLD BUSINESS

Dave advised that the following maintenance projects had been completed:

1. Addition of 3 larger downspouts on 3303
2. Skylight leak at 3393 repaired
3. Siding repaired at 3265 #58
4. Bent posts at 3393, 3363 and 3255 repaired
5. Light post at 3255 (SE corner) removed and electrical capped

Discussion of drain backup at 3255 #41 occurred.

Dave advised that a contractor checked the leaking/overflowing gutter above 3255 #41. The contractor advised that a couple courses of shingles, a drip guard, and an ice guard should be added, at an estimated cost of \$300. The Board decided to postpone this repair until the roof replacement tentatively planned for the same building.

VIII. NEW BUSINESS

The Board made a resolution, as pertains to Section 5.10 Working Capital Fund, of the Declarations, in order to comply with the Declaration, that deposits made to the working capital fund by buyers of units within Northgate will not be refunded upon sale of the unit. Mark moved to approve the resolution. Jason seconded. The resolution was approved unanimously.

Dave presented estimates for an audit and review of past financial records. Discussion occurred concerning options for resolving possibly incorrectly refunded working capital deposits. The Board requested that Dave do some legal research to see what would be required to recoup any funds incorrectly refunded. The Board agreed to investigate this and other specific concerns prior to authorizing an audit. Dave advised he would consult a specializing attorney concerning this matter.

Dave presented four bid amounts for roofing of 3255, 3275 and 3295 and the enclosed garage of 3295/3275. Helen requested to see the actual bids, which Dave said he could provide. Tom added that he would like to confirm that the shingles would be the same higher grade as used on recent roof replacements for other buildings.

Dave provided two bids for siding replacement. The bids were structured differently from each other despite Dave's request to the contractors. The Board asked Dave to get more detailed information concerning warranties, anticipated maintenance costs, and application methods.

Dave received and presented one bid for driveway replacement in the area south and south east of 3275. Two other companies have not responded to Dave's request for bid. Helen inquired as to whether the concrete would be thick enough to support the weight of trash trucks, which Dave said he would verify. Mark asked Dave for specifics as to what are would actually be replaced/repared.

Dave presented the compiled results of the landscaping inspection, as per the meeting with Majid and his associates. The Board confirmed the items in the report with some corrections and additions.

Dave reminded the Board of the estimate for the bike racks being approximately \$1000 to \$1200 dollars. The issue was discussed, but the Board agreed that no installation should occur at this time.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be Monday April 17, 2007, 6pm at Mark's home, Unit #1