

Northgate Condominium Association

Board of Directors Meeting Minutes

May 21, 2007 6:00pm-8:00pm

1. Call to Order and Roll Call  
The meeting was called to order. Board Members Mark Bloomfield, Tom Precella, and Helen Frey were present. Property Manager Dave Martindale was present.
2. Establish A Quorum  
A quorum was established.
3. Approval of Minutes of the Previous Meeting  
Helen moved to approve the minutes from the previous meeting. Mark Seconded. The minutes from were approved.
4. Owners and Residents Forum  
No owners or residents were present at the meeting.
5. Approval of Financials  
Helen moved to approve the May, 2007 financial report and Tom seconded. The financial report was approved.
6. Old Business  
After a careful review of the information presented to the board by former owner Steve McFarlane at the April board meeting, the board had voted electronically, via email, to deny Mr. McFarlane's appeal to have his lien reconsidered. The issue was briefly discussed, and the decision was upheld.

After 5 bids and extensive review, the board had decided to have J&P Roofing install a 50 year shingle on the remaining 3 buildings – Mark asked if there was a high albedo shingle option, which would keep the buildings cooler in the summer. Dave indicated that he would ask J&P.

After a number of bids and extensive review and clarification, the driveway repair will be performed by Superior Aggregate. They will start some time in the summer. They did an excellent job repairing the north end of the driveway in 2005.

Mark will compose a letter to homeowners about the board's siding replacement plans. This letter will be included with the annual meeting announcement.

Helen did some investigating into Majid's landscaping bid, and found the materials costs to be very high. Dave will ask Majid if he is willing to adjust his bid. Mark requested that Dave confirm that Majid will not request more money part way through the project.

7. New Business

Dave brought up the issue of satellite dish installation. He uses an installation company called Denver Dish on another property that installs and services dishes. The company offers different satellite services and can connect several units to one dish. The board will write a recommended procedure for satellite dish installation.

The board decided on a deadline of July 6<sup>th</sup> for the newsletter and letter to the homeowners to be sent, before the annual meeting. Several dates for the annual

meeting were discussed and Dave will look into the availability of meeting spaces for those dates.

8. Adjournment of Meeting

The meeting was adjourned. The next meeting will be held Monday, June 18<sup>th</sup>, 2007 at Tom's home, unit #14.