

Northgate Condominium Association

Board of Directors Meeting Minutes

November 27, 2007 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members Mark Bloomfield, Tom Precella, Steve Zdawczynski, Jason Gray, Helen Frey and Carrie Haverfield 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 October. Mark seconded. The minutes from October were approved.

4. Owners and Residents Forum

No owners or residents were present at the meeting.

5. Approval of Financials

Questions were asked by the board concerning some of the expenses for October. Dave provided adequate explanations for the questions asked.

A question was asked concerning interest income in the 2008 budget, since it was shown as less than it should be. Dave said he would check on it.

Dave also said he would check on 'what is covered' in terms of individual unit contents, by the HOA insurance.

Dave said he would also check on what we paid in income tax, and it if would be about the same as next year.

2008 Budget line items were discussed. Dave said he would check in to our insurance coverage and see if our code upgrade insurance is adequate. He said he would provide some quotes/examples of such coverage.

The Board asked to have \$800 added to the grounds maintenance budget to cover the cost of fall cleanup. He said he would do it.

Helen said she would look into getting some numbers on how much we've spent on paint and siding repair in the past, as a tool for getting a better handle on what we would have available for a future siding replacement.

Dave asked if the Board would like to include previous year budget information for comparison to the 2008 budget when he sends out notice to owners of the rate increase. The Board thought this would be a good idea, and to proceed with that plan.

Mark moved to approve the financials through October 2007. Jason seconded. The financials were approved.

6. Old Business

The board discussed putting out buckets of ice melt/sand mix for spot treatment of ice problems, to be filled by Lonnie of The Great Outdoors, our snow removal contractor.

7. New Business

Mark mentioned two incidents of graffiti in the complex. Helen said she would check with her coworkers concerning was of cleaning the graffiti off of the concrete steps outside Tom's place. Concerning the one other incidence, Mark said he could paint over it.

Helen said one of her coworkers, a civil engineer, would be willing to come and assess the status of the sagging third floor walkway in building 3265 34th.

Mark mentioned damage to the balcony on the NE corner of 3393. Dave would have someone look at it.

Carrie mentioned she noticed another appliance, a stove, placed outside a unit next to a previously placed appliance. Dave said he previously sent them a letter, and would send another letter. She also mentioned a particular unit that would leave garbage outside their door for extended periods of time. Dave said to get the unit number and he would send them a letter.

Tom said he was concerned about the noise caused by truck mounted carpet cleaning services. He wanted the board to consider a rule that this not be permitted due to the noise disturbance. Discussion occurred concerning alternatives to such an ordinance. Dave said he would consult one of his contacts in carpet cleaning to see if there are other options that make less noise.

8. Adjournment of Meeting

Meeting was adjourned. The next meeting is to be held, tentatively, January 29th, at 6pm, at Helen's place.