

Northgate Condominium Association

Board of Directors Meeting Minutes

October 23, 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, and Carrie Haverfield were present. Property Manager Dave Martindale was present. Lonnie Blare of Great Outdoors Maintenance and Paul Blake of Denver Dish were also present.

2. Establish A Quorum

A quorum was established.

3. Approval of Minutes of the Previous Meeting

Mark moved to approve the minutes from September. Tom seconded. The minutes from September were approved.

4. Owners and Residents Forum

Mark asked a question concerning flood insurance as his mortgage company was saying he needed to buy it for his unit. Dave and board members suggested he should do further research as it seems questionable that would be required.

Carrie mentioned that there was a refrigerator sitting just outside the front door of unit 22 that had been there for a few days. Dave said he would send a letter to the owner of that unit to indicate that such storage would be against regulations.

5. Approval of Financials

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

6. Old Business

Lonnie of Great Outdoors Maintenance came into answer questions concerning his proposal for snow removal services. Lonnie suggested he could include an 8am guarantee in the contract, and that we should write it into the contract that he had provided. Dave recommended using Lonnie and his company for snow removal. Mark moved and Jason seconded. The motion was approved.

Paul Blake came to explain his plan for wiring cable to each unit for the satellite dish systems. He suggested running the cable from the satellite dish, mounted on the chimneys, to the main existing cable junction box for

the building. This would use the already existing cable within the buildings. Jason asked what would be done if the signal quality was poor due to old cable in the buildings. Paul suggested new cable could be post wired in limited circumstances, but that if 'every unit' needed this to be done, there might be additional cost. Mark moved to continue to use Denver Dish as the HOA's 'preferred' satellite cable provider, under the plan presented by Paul Blake. Tom Seconded. Motion approved.

Mark presented some research he had done on windows. He gave a few prices of windows he looked at while at Home Depot.

Jason brought up the idea of hiring an architect/designer or owners representative to consult on the proposed siding improvement project. Steve and Mark mentioned someone had just moved into the complex who was an architect, and that they would approach him. Dave said he would look into getting some information for several options.

7. New Business

Dave presented the proposed budget for 2008. The board asked questions. Dave suggested the pros and cons of a dues increase. The board agreed that a \$10.00 increase in monthly dues would make prudent financial sense, considering the upcoming expense of possible siding replacement, and also to continue to bolster reserves. Jason made a motion to make a \$10.00 increase in monthly dues. Tom seconded. The motion passed unanimously. The board agreed to review the line items in the budget proposal further and to bring additional revisions to the next meeting.

8. Adjournment of Meeting

Meeting was adjourned. Next meeting, November 27th, at 6pm, Mark's place.