

Northgate Condominium Association
Board of Directors Meeting Minutes

September 24, 2007 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members Mark Bloomfield, Tom Precella, Helen Frey, Jason Gray, and Carrie Haverfield were present. Property Manager Dave Martindale was present. Paul Blake of Denver Dish was 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 July 26, 2007. Tom seconded. The minutes from July 26, 2007 were approved. Mark moved to approve the annual meeting minutes from August 29, 2007. Tom seconded. The minutes from the annual meeting from August 29, 2007 were approved.

4. Owners and Residents Forum

No owners or residents were present at the meeting.

5. Approval of Financials

After a review of the financials by Dave, Helen moved to approve the financials through August. Jason seconded. The financials were approved.

6. Old Business

All business covered under other sections.

7. New Business

Paul Blake of Denver Dish came to the meeting to discuss installation of satellite television systems. The board wanted to develop a more defined procedure for installing the dishes on the buildings. The board was concerned about maintaining the integrity and appearance of the buildings. Paul explained that the cables could theoretically be routed through the cable chases and the attic spaces. Questions were asked of Paul concerning the signal quality in regards to using one dish for multiple units. Paul said based on his experience that would not be a problem. Paul also came up with some possibilities where more than one dish may need to be installed on one building. Paul also went in to some of the differences between the Dish Network and the Direct TV services.

The board decided to direct Paul to come up with some installation scenarios once he gets a chance to tour the complex which he said he could have to us by October 10th. The board decided to have Denver Dish as the 'preferred' provider for Northgate.

A report on the recently performed irrigation audit was given by Jason. Many ideas were suggested that would reduce water use and therefore the money spent on irrigation water. After discussion, Jason agreed to coordinate further actions concerning irrigation.

Dave advised us that our webmaster suggested rebuilding our website to a modern html format. He suggested this would cost \$400.00 for the up front costs, and then \$300.00 per year for maintenance. The board agreed to proceed with this. Jason moved to approve, Mark seconded. The motion was approved.

Dave presented proposals for 3 different snow removal companies. He explained that he needed to receive 4 more proposals that he had requested before we could decide to ask for a contract. The board also agreed that we should meet with the companies in person before deciding.

Helen presented a draft for guidelines for residents who would like to replace their windows. The board gave suggestions for revision.

8. Adjournment of Meeting

Meeting was adjourned. Next meeting, October 23rd, at 6pm, Jason's place.