

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Annual Meeting Minutes

July 30, 2008, 6:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Board members Jason Gray (units 56 & 58), Tom Precella (unit 14), Steve Zdawczynski (unit 16), Carrie Haverfield (unit 21), Helen Frey (unit 41), and Property Manager Dave Martindale were present. Other attendees were: K.C. Gordon #53, Bob Carpenter #50, Scott Frushour #67, Carson Spangler #65, Alicia Banister #9, Donna Goldstein #36, Kim Rosenbarger #6, Dave Walter #18, Angie & Chris Cook #64, Mark Bloomfield #1, Nancy & Larry Sorenson #5, Scot Feldman #46 & 62, Jen Stone-Gerardy #37.

II. ESTABLISH A QUORUM

A quorum was established – 20 members by attendance, and seven by proxy. Twenty-five percent of the 77 units are required for a quorum.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Time was allowed for everyone to read last year's annual meeting minutes, 29 August 2007. Jason Gray asked if anyone had questions. The minutes were approved.

IV. APPROVAL OF FINANCIALS

David Martindale reviewed and discussed the financial statements through 30 June 2008. Finances approved.

VI. OLD BUSINESS

Items on which the Board was currently working were reviewed, and questions asked by those present.

- walkway replacement at building 3265,
- installation of bicycle racks around the complex,
- repair of asphalt and concrete in north-south driveway,
- design and replacement of trash enclosures,
- increase in cost of water in building 3363 and steps taken to locate the leak,
- suggestions sought for large items left at trash containers, and ramifications on increased cost noted,
- railings on balconies of units one through four would have the top, horizontal rail replaced with Trek, or some other composite material,
- recent inquiries from units being bought and sold had brought to the Board's attention the need to possibly inspect decks,
- in an effort to contain water costs (highest budget expenditure), pressure reducing valves had been installed, and Jason Gray is monitoring the sprinkler system, and
- it was explained that Board meetings are held monthly, but not the same date every month due to rotating work schedules, workloads during certain times of year, and travel; that David Martindale can be contacted regarding meeting day, time and location, and
- update on the on-going research and discussion of replacement siding – materials available, costs, various scenarios of doing the job.

V. OWNERS AND RESIDENTS FORUM

The owners of units 6 and 9 requested that the junipers and overhanging trees from the adjacent property, Arborwood, be trimmed. As grills are not permitted on patios and balconies due to the fire hazard, and City of Boulder law, it was suggested by several owners that there be a community grill(s) available. The Board agreed to look into the suggestion. The owner of unit 53 brought up the continuing problem with dog feces around the property, and recommended signs be posted, plus the signage state that dogs must be leashed when exiting a vehicle. It was requested that the website be current.

IX. NEW BUSINESS

It was announced that a get-together for residents would be held Saturday, 8/23, in the northeast quadrant. Additional information would be posted on the bulletin boards at the mailboxes.

Carport or garage numbers were requested from those present, so the Board can compile a list of carports/garages to units.

Tom Precella was re-elected to the Board. Kim Rosenbarger was elected to the Board for the first time. Board membership is a four-year term.

X. ADJOURNMENT

Without further business or concerns, the meeting was adjourned.