

Northgate Condominium Association

Board of Directors Meeting Minutes

August 20, 2008 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members Tom Precella, Jason Gray, Kim Rosen Barger and Carrie Haverfield were present. Property Manager Dave Martindale was present. Dave Henry with Namaste Solar and homeowner Mark Bloomfield (#1) were also present.

2. Establish A Quorum

A quorum was established.

3. Approval of Minutes of the Previous Meeting

Minutes from the previous meeting were not yet prepared for approval.

4. Owners and Residents Forum

Owner Mark Bloomfield was present to present his final architectural change request for replacing the windows in his unit. His request was approved as presented. Mr. Bloomfield also presented material for discussion concerning installation of solar electric panels on his building to supply electrical power to his unit. Coincidentally, he had gotten an estimate from Namaste Solar, who's representative, Dave Henry, was present at the meeting upon request of another board member. Discussion occurred concerning the possibilities of installing solar electric panels for both individual unit use as well as for Association common electrical expenses.

5. Approval of Financials

Dave presented the financials through 7/31/08. The board asked why there were CD's noted as having matured several months ago and not renewed, since the board had requested that be done. Dave suggested that it was because our bank signature cards were not current, yet. The board asked Dave to deliver the cards to the Board so that this item could be taken care of prior to the next board meeting.

Tom moved to approve the financials through 7/31/08. Carrie seconded. The financials were approved.

6. Old Business

All items were covered under New Business.

7. New Business

The Board agreed to change the fine structure related to violations of the pet policy to \$100.00 for the first violation, \$200.00 for the second violation, and \$500.00 for the third and subsequent violations.

The Board discussed the possibility of creation of a specific noise policy with an associated fine structure.

Several Board members have partial lists of which units are associated with which garages and carports. Those board members will coordinate to combine the lists and provide them to Dave.

Dave has communicated with the owner of unit 43 concerning the damage caused to the associated balcony, as well as with the party who caused the damage. The owner has indicated that they will handle the repair of the damage, with the board's approval.

Tom suggested that the Board draft a rule requiring owners who rent their units out to complete an addendum to their lease agreement, signed by both owner and tenant, stating that the owner has made the resident aware of all HOA rules and regulations. A copy of this addendum would need to be provided to the HOA. He also suggested that a violation of this rule be coupled with a significant fine, to increase the likelihood of compliance. The spirit of such a rule would be to educate all residents of HOA rules and regulations, thereby increasing compliance. Tom said he would work on putting together a draft of such a rule.

Dave provided the Board with a fax number for Judy in his bookkeeping office, 303-545-1784, to which we should send any bills we receive directly.

Carrie updated the Board on last minutes items concerning the pot luck planned for 8/23/08.

Discussion occurred concerning the high water bills in building 3363. Since we haven't received the latest water bill yet, the Board decided to postpone further action until that bill can be evaluated.

Dave updated the board concerning two balconies, unit #2 and unit #70. As both appear to have been caused by lack of maintenance by the owner/resident, Dave will move forward with action to arrange repair to be paid for by the owner of those units.

Jason advised he would give specs to Dave concerning how we would like the dumpster enclosures to be built, so that he could get estimates for them.

8. Adjournment of Meeting
Meeting was adjourned. The next meeting is to be held September 17, 2008 at Carrie's place.