

Northgate Condominium Association

Board of Directors Meeting Minutes

January 29, 2008 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members 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 with two minor changes. Jason seconded. The minutes from October 2007 were approved.

4. Owners and Residents Forum

Owner K.C. Gordon was present at the meeting to present a proposal that the Northgate HOA board consider enacting a policy prohibiting dogs in a unit when the unit is occupied by a non-owner. Mr. Gordon made the following points:

- Owner occupants are more likely, than renters, to have dogs that are appropriate for living in a condo.
- Owner occupants have an invested interest in the appearance of the common areas.
- The current solutions are not working because there is still a problem.
- The proposal does not support Northgate as a rental community.
- It supports all members of the association by supporting property values and owner occupancy.
- It inconveniences a small minority of members, while still supporting their long term property investment goals.
- Owner occupied units, current residents, and assist dogs are exempt.
- It's a smart business decision.
- The results will be most noticeable in the first couple of years.
- It must be enacted before the spring/summer rental season.

The board heard Mr. Gordon's proposal and suggested that it would continue its research on the subject. Previous consultation with an attorney suggested that the board could not restrict dogs since it is written

in the Declarations, but that a dog deposit or assessment could possibly be enacted to cover the costs of cleaning up after dogs and any other expenses such as damage to landscaping that might occur. The attorney further advised that this type of deposit or assessment would need to apply to both owner and non-owner residents. Mr. Gordon pointed out a possibility within the rules and regulations that might allow the sort of policy he suggested. The Board said it would consult with an attorney again, based on Mr. Gordon's suggestion.

#### 5. Approval of Financials

Dave presented the financials through 2007 year end. The Board agreed to move funds remaining in operating expenses to reserves. Helen requested that Dave or Kevin, Dave's bookkeeper, research the possibility of 'shopping' for CD rates and implementing a staggering of the CD maturity dates, to make funds available at more regular intervals, but still gain the benefit of longer term CD interest rates. Tom moved to approve the financials through 2007 year end. Jason seconded. Financials were approved.

#### 6. Old Business

Dave answered questions posed to him during the prior meeting:

1. Dave explained interest income as estimated in the 2008 budget.
2. Dave provided a memo from the HOA's insurance provider explaining what is covered by the HOA's policy in terms of individual unit contents.
3. Dave indicated that the estimated income tax for 2007, to be paid in 2008 is \$500.00.
4. Dave advised that Ordinance and law insurance coverage would cost \$3737.00 per year. The Board approved the addition of this cost to the budget. Some other insurance options were explained.
5. Dave advised that he had added \$800.00 to the 2008 budget for fall clean up, at the Board's request.

#### 7. New Business

Further discussion occurred concerning Mr. Gordon's proposal. The Board asked Dave to consult further with the attorney, as to the legality of assessments and rules/regulations regarding the proposal.

Helen requested Dave research our Declarations to determine the Board's general responsibility to owners.

Helen indicated concern about water use in 3363 O'neal being very high in comparison to other buildings in the complex. She asked that Dave contact the City of Boulder to determine if the current 'water budget' assigned to that building is appropriate, and then to check for leaks in the building plumbing.

Helen also requested that Dave research rain gutter heating tape solutions for problem areas where ice accumulates due to gutter over flow, causing a safety concern. Such an area exists near 3373 O'neal.

Helen requested that David speak with the attorney to see if (a) we could ban dogs for renters only without banning them for owner-occupants, (b) could we make only dog-owners pay a fee for clean-up, and how would we track which units had dogs, and (c) as the board, what is the procedure required to determine if the owners, as a whole, want to ban dogs in the complex.

8. Adjournment of Meeting

Meeting was adjourned. The next meeting is to be held March 4<sup>th</sup> 2008, at 6pm, at Jason's place.