

NORTHGATE CONDOMINUM ASSOCIATION

Board of Directors Meeting Minutes

June 30, 2008, 6:00pm. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Jason Gray, Carrie Haverfield, and Property Manager Dave Martindale present.

II. ESTABLISH A QUORUM

A quorum was established.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Jason Gray moved to approve the June 3rd 2008 minutes, seconded by Carrie Haverfield. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

No issues from owners or residents were brought to the Board's attention.

V. APPROVAL OF FINANCIALS

The Board members and David Martindale reviewed and discussed the financial statements. Board unanimously approved the financials through May, 2008.

VI. OLD BUSINESS

Mark Bloomfield agreed to collect the names of residents interested in planting a garden, and collecting a \$25 check from each. These funds are intended to help off-set any expenses associated with the gardens.

Carrie Haverfield offered an update on the "block party" to be scheduled at the end of August or early September. The date and location will be announced at the annual meeting in July.

Sherrelwood Services inspected all the units in building 3363, except four. One unit was found to have a leaking boiler, which is in the process of being replaced. This was the only water leakage found. Follow-up with the last four units is underway.

The ten bike racks that were to arrive at Rocky Mounts on 6/30 have not arrived to date. An estimated delivery date was not available. With gasoline at \$4/gallon, Sarkis (bike rack manufacturer) has been overwhelmed with orders.

After David Martindale attempted to collect more bids for the asphalt and concrete repair of the north-south driveway, and found that we would have to hire two companies, instead of one, without significant cost-savings, the Board unanimously decided to move forward with the repair by using Superior.

Structural drawings are being done by Preservation Technology, Boulder. A civil engineer or architect with a specialty of materials will be needed to determine the surface of the walkway. Helen Frey spoke with Peter Marxhausen, Morrison, Colorado, who agreed to do this at no cost to the Association.

Exterior lights on patios/balconies and adjacent to front doors now have containers covering the bulbs, and bulb receptacles dangling from wires repaired. These improvements present good curb appeal as well as a higher safety factor.

Jason brought us up-to-date on discussions with contractors for new dumpster enclosures. Still awaiting the single stream recycling decision from City of Boulder.

The work on the complex grounds with the coming of winter was discussed. Several hedges and bushes need trimmed, and grass needs winter fertilizer application.

IX. NEW BUSINESS

No new items were discussed

X. ADJOURNMENT

The meeting was adjourned. The next meeting will be the annual board meeting on 30th July, 6 p.m., Wynwood.