

Northgate Condominium Association

Board of Directors Meeting Minutes

April 2, 2008 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members Mark Bloomfield, Tom Precella, 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

4. Owners and Residents Forum

No owners or residents were present at the meeting.

5. Approval of Financials

Dave presented the financials through February.

He also recommended a course of action suggested by his book keeper Kevin, which involved taking about 40,000 dollars from the reserve money market account, combining it with one of our maturing CDs to purchase another 12 month CD. This would take advantage of a higher interest rate than in the money market account. Jason made a motion to approve this measure. Tom Seconded. The Board approved this measure unanimously.

Helen moved to approve the financials through February. Jason seconded. Approved.

6. Old Business

Helen mentioned she had looked at the walkway at 3265 34th Street, near #58. Due to its Dave will contact fire marshall for exiting requirements and Helen will contact her associate for an informal inspection.

Dave presented the final contract from Divine Gardens for 2008 landscaping/grounds maintenance. Jason moved to approve the contract. Mark seconded. The Board approved the contract unanimously.

Dave presented the bids for the dumpster enclosure replacement again. The Board had discussion concerning this. Jason agreed to meet with Western Disposal and a contractor to continue research.

Dave presented two bids for repair to the sprinkler systems. The Board approved the bid from The Green Plan, Inc.

The Board asked Dave to contact Arborwood and ask them to trim the trees that are hanging over our property line.

The Board discussed the possibility of adding some community garden plots to the south property. Mark indicated that he could do some research on what it would cost.

7. New Business

Helen requested that her email address be removed from the website. Dave assured the Board that it was not required to have the contact information for board members on the website, other than contacting them through the property manager. The Board asked that their direct contact information be removed, and Dave said he would do this.

Helen mentioned that the lighting fixtures on the decks along 34th street looked to be in disrepair. Helen presented research she had done concerning city of Boulder lighting ordinance. Helen said she would do some further investigation concerning which units would need to be notified to address their exterior lights.

Tom mentioned a significant depression in the asphalt driveway at the south end of the main driveway. The board suggested that this could be addressed when other planned asphalt work is done this year.

Mark mentioned some concerns about how the water drips off the deck above his, and asked if Dave could have someone come out to suggest solutions for deflecting the water. Mark also asked that we have a painter come out and evaluate decks for painting.

Helen mentioned she is continuing to work on the newsletter.

8. Adjournment of Meeting

Meeting was adjourned. The next meeting is to be held April 30th, 2008 at Helen's place.

