

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

June 3, 2008, 6:00pm. – 8:00 pm.

NOTE: There was no Board meeting held in May 2008 due to member's schedules. May meeting was held on June 3.

I. CALL TO ORDER AND ROLL CALL

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

II. ESTABLISH A QUORUM

A quorum was established.

III. SELECTION OF INTERIM PRESIDENT

Mark Bloomfield resigned as the Board of Directors President to have more time to devote to his career interests. The Board would like to thank Mark for the time he spent as a Board member.

The Board discussed the position of interim president, and asked Jason Gray to accept this position. Helen moved to ask Jason to accept this position; Steve seconded. The Board's vote was unanimous.

IV. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Jason moved to approve the April meeting minutes; Tom seconded. The minutes were approved unanimously.

V. OWNERS AND RESIDENTS FORUM

Per the request of the owner of unit 47, the Board discussed the grounds area adjacent to unit 47 becoming a mini-dog park. After extensive discussion, the Board unanimously voted to decline.

The Board unanimous voted to place live animal traps near the recycle bins to catch the increased skunk population.

It was noted there is graffiti on the south wall of building 3333, as well as the reappearance of a heart on the concrete step in the southwest quadrant. David Martindale will look into the removal of the graffiti.

The on-going collection of dog droppings in the southwest quadrant along the north-south walkway was discussed. It was decided that letter will be drafted regarding the problem, and NHOA policy. Each unit will be visited by a Board member to request assistance with this problem.

VI. APPROVAL OF FINANCIALS

The Board members and David Martindale reviewed and discussed the financial statements. Board unanimously approved.

VII. REPORTS OF OFFICERS

a) President's Report

b) Manager's Report

VIII. OLD BUSINESS

In an effort to figure out the increased cost of the monthly water bills (up to 2.5 times) in building 3363, the Board unanimously voted to have Sherrelwood Services staff visit and inspect each unit to determine if there are any water leaks.

The Board unanimously agreed to move forward with acquiring structural engineering drawings to replace the 3rd floor level walkway in building 3265. It has been seriously damaged over the years from rain and snow melt seeping through the surface into the structure. It was discovered that pressure-treated was not used when it was originally built in the early 1980s. Preservation Technology, Boulder, will make the drawings at a cost of \$2,091. An architect will need to be consulted as to the surface material for the walkway. The new design will have the walkway slightly tilted, so the rain and snow melt will run off vs. sitting atop the walkway. The drawings should allow us to get a building permit. The task will be bid out to general contractors.

The Board reviewed and discussed from Superior for concrete and asphalt work in the south end of the north-south driveway through the complex. It was unanimously decided to seek another bid, as it seemed somewhat high.

The Board approved the installation of 10 or 12 bicycle racks, Sarkis model 2200, around the complex. An initial proposal as to the location of the racks was presented. A walk-about after the Board meeting will finalize the locations. The bike racks will be ordered.

Jason presented an update on the fencing around the trash containers. There has been a meeting with a Western Disposal representative, but not with Dugan representative, yet. The project is also awaiting a city-wide decision by the City of Boulder on single stream recycling vs. plastic and paper, as it is at present.

Covenants to be reviewed to clarify information regarding deck repair responsibility. The air conditioner of unit 3 has been dripping water on the deck for a long period of time. The fascia/cladding beneath the unit 3 deck is rotten to the water. The condition of the deck itself is not known.

IX. NEW BUSINESS

The Board unanimously voted to increase the fines for dog droppings and leash violations to \$50/100/\$200 without an initial \$0 warning. The fine can be appealed to the Board. The resolution is to be scanned and mailed to owners and renters.

The owner of unit 1 requested the Board approve the replacement of the two bedroom windows with Alpen brand, dark brown/bronze, vinyl, same size, slider windows. A picture of the window's construction without a casing was submitted. The Board decided to ask the owner to submit information on the exterior casing/trim to make sure it keeps with the exterior building trim, as well as the name of the general contractor, their license number, and insurance certificates prior to making a decision.

The Board unanimously agreed to get bids for the complex grounds keeping and landscaping next year.

The installation of solar panels has been mentioned several times during Board meetings. Tom has requested information specific to Northgate.

It was agreed that the annual meeting will be 30 July, 6 p.m.. David Martindale to contact Wynwood for availability of meeting room.

Requests for next month's agenda: (1) BBQ or block party, and (2) bike racks.

X. ADJOURNMENT

The meeting was adjourned. The next meeting will be Monday, 3 June 2008, Helen's unit 41..