

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

October 29, 2008 6:00p.m. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Tom Precella, 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

Tom moved to approve the minutes and Helen seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

No owners or residents were present at the meeting.

V. APPROVAL OF FINANCIALS

Helen asked to have some expenses put under the community garden that were under other line items such as grounds maintenance. Kevin suggested purchasing more CDs from Mile High Bank and Trust, due to the increased FDIC insurance limit. The money would come from the reserve money market. The Board approved. The financial report was approved.

VI. REPORTS OF OFFICERS

a) Presidents Report

The President had no report.

b) Managers Report

Dave presented bids for demolition of the damaged suspended walkway. The Board decided to approve the bid of Warren Erickson, contingent upon the bid including disposal of all debris.

Dave updated the Board on his efforts to contact the owner of unit 3, with the damaged deck. Dave has so far been unable to contact the owner. During the meeting, Tom called and left a message for the owner to call Dave. The owner called back during the meeting, and was very agreeable about calling Dave during office hours.

The Board approved Warren Erickson's bid for the dumpster enclosures to be completed this year, pending final numbers and specs.

The Board approved Dugan's Integrity Services bid for replacement of deck railing caps on building 3333, pending final numbers to be received by Dave.

The Board approved Dugan's Integrity Services bid for the construction of a gate at the south west corner of building 3265, pending final numbers to be received by Dave.

Dave updated the Board on the progress of the 3265 walkway project. Permit application with the city was applied for today. Drawings have been distributed to various contractors for bidding on the construction job.

Dave presented a proposed 2009 budget. The Board discussed adjustments to the proposal, to be made and redistributed by Dave prior to the next meeting.

VII. OLD BUSINESS

All items covered under other headings.

VIII. NEW BUSINESS

All items covered under other headings.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be determined at a later date.