

Northgate Condominium Association

Board of Directors Meeting Minutes

September 17th, 2008 6:00pm-8:00pm

1. Call to Order and Roll Call

The meeting was called to order. Board Members Kim Rosenbarger, 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

Tom moved to approve the minutes from August 08 and June 08. Carrie seconded. The minutes from August 08 and June 08 were approved. The minutes for July 08 were not yet available for approval.

4. Owners and Residents Forum

No owners or residents were present at the meeting.

5. Election of Officers

The Board elected officers. The following are the results: Jason Gray, President; Tom Precella, Vice President; Helen Frey; Treasurer, and Carrie Haverfield, Secretary. All positions were elected unanimously.

6. Approval of Financials

Dave presented the financials through August 08. Kevin suggested selling one of the Mile High Banks CDs to bring the balance at that bank under the FDIC insured amount of \$100,000.00. Jason moved to approve this sale. Tom seconded. Motion approved.

Tom moved to approve the financials through August 08. Jason seconded. Motion approved.

7. Old Business

All items were covered in New Business.

8. New Business

Establishment of a resolution regulating disposal of trash and property was presented. The Board approved the resolution as presented. Notice

to owners of the new resolution will coincide with mailing of a newsletter, so to be completed. The new resolution will also be posted on the website.

Update of the resolution regulating household pets was presented. The Board asked Dave to check if we can regulate dogs but not cats.

Selection of a contractor to reconstruct the dumpster enclosures was discussed. The Board selected Warren Erickson for this job. Jason will send further specs to Dave and the Board would like to see materials and a detailed estimate.

Dave provided prices for the replacement of the deck of unit #3 due to water damage from an owner installed air conditioner. Dave will notify the owner and determine further course of action.

Dave presented prices for railing cap replacement on the 4 decks on building 3333. The Board asked to see detailed bids with specifics of material and scope before approval.

Dave presented prices for construction of a gate in the fence at the rear of building 3265 to access the strip of property along the west side of the building. The Board again asked to see detailed bids with specifics of material and scope before approval.

Helen updated the Board on the suspended walkway project.

The Board discussed placing signs on the dumpster enclosures regarding the Association's trash disposal rules, and a sign regarding motorcycle parking. Jason presented a draft for the dumpster sign, and received suggestions from the Board. Jason will proceed with having signs made based on those suggestions.

The Board discussed bids received from snow removal companies for the upcoming snow season. The Board decided to utilize Great Outdoors, the same company as last year. Jason will coordinate with Dave to ensure non-standard additions to last season's contract are added before the contract is signed.

The Board discussed the possibility of allowing solar panels to be installed on the complex building roofs. Dave advised the Board he had received legal opinion concerning recent legislative action pertaining to installation of solar panels. This opinion indicated that condominium associations were not obliged to allow installation of solar panels on their building's roofs, as they are considered a common element. It was agreed that

further discussion would be needed on the topic before allowing such an installation.

9. Adjournment of Meeting

Meeting was adjourned. The next meeting is to be held October 29<sup>th</sup>, 2008 at 6pm, at Helen's place (#21).