

NORTHGATE CONDOMINIUM ASSOCIATION

Annual Meeting Minutes

July 17, 2009, 6:00p.m.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Owners/proxies present:

Unit 1 – Mark Bloomfield
Unit 5 – Larry & Nancy Sorenson
Unit 6 – Kim Rosenbarger
Unit 14 – Tom Precella
Unit 15 – Pat Libra
Unit 16 – Steve Zdawczynski
Unit 18 – David Walter
Unit 21 – Carrie Haverfield
Unit 22 – Jarrett Winter
Unit 25 – Oliver Chappell
Unit 26 – Carolyn Ash
Unit 39 – James Atherton
Unit 44 – Mike Eichner
Unit 50 – Robert Carpenter
Unit 53 – Kenneth Gordon
Unit 56 – Jason Gray
Unit 58 – Jason Gray
Unit 59 – Debbie Burtscher & Stu Crupew

II. ESTABLISH A QUORUM

A quorum was established with 18 units represented and 18 proxies collected.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

-Mark Bloomfield (#1) moved to approve last year's annual meeting minutes, Jason Gray (#56 & 58) seconded. Motion carries.

IV. APPROVAL OF FINANCIALS

-Dave Martindale presented the financials. ??? moved to approve the financials, Mark Bloomfield (#1) seconded. The financials were approved.

V. OLD BUSINESS

Items accomplished since the last annual meeting **(do we want/need to list these out?)**

VI. NEW BUSINESS

- The southwest corner fence was knocked down by snowplows.
- There is a hole in fence from electrician near building 3393.
- There is no grass on west of building 3303.
- Suggestion was given to add dog bags around the property.
- Some owners were not happy with chimney inspection. They felt the inspection was too fast and the recommendation for cleaning was unwarranted.
- There was a concern about the furnace vent over the walkway near unit #22.
- The stairs to building 3393 are uneven in height; can they be fixed or painted yellow? The steps become icy from gutter overflow. There also is a crack on wall near stair case.
- The south side of the complex is too dark. Can lighting be added? Can we form a committee to research the issue?
- The Board would prefer noise complaints be directed to CO Security (303-443-3701) so a written record and third party would be involved.
- If a leak occurs and involves more than one unit, can the Board get involved to ensure the repair work was done properly?
- Can we require a pan to be put under all newly installed boilers to help prevent leaks/damage to units?
- The water pressure in building 3373 is too high.

- The gutters are not draining well. They need to be cleaned.

VII. ELECTION OF OFFICERS

Garrett Winter and Oliver Chappell nominated themselves for the 2 open seats. A vote was taken. Both were elected to the Board.

VIII. ADJOURNMENT

The meeting was adjourned.