

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

March 3, 2009 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

Jason moved to approve the minutes from the meeting February 2, 2009 and Helen seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

Board decided to not pursue a fine for the dog debris in front of unit 62 for lack of evidence.

V. APPROVAL OF FINANCIALS

Dave presented the financials through January 31, 2009. Tom moved to approve the financials, Helen seconded. The financials were approved.

VI. REPORTS OF OFFICERS

a) Presidents Report
The President had no report.

b) Managers Report
Covered under other headings.

VII. OLD BUSINESS

- Replacement of damaged walkway

Third bid was submitted from Jonathan Duggan. There may be one other potential bidder. We need a breakdown of costs (labor, materials, etc.) from a couple of the companies in order to compare bids side by side. Helen will give names of potential soil engineers to Dave in order to get soil sample scheduled.

- Chimney/Fireplace inspection

Rocky Mountain Chimney Sweep is setting up the appointments to inspect the fireplaces with the owners.

-Installation of stair railing adjacent to building 3323

Currently have bids from Warren Erickson (J & P Roofing) and Jonathan Duggan. Board approved bid from Duggan. Dave will contact and get project scheduled for completion.

- Boiler vent for 3303 #7

Board asked owner to shorten boiler vent to prevent safety hazard. Owner complied with the request; vent has been shortened to Board's satisfaction.

- Repair of 3333 #3

Dave will get deck project scheduled.

VIII. NEW BUSINESS

-Cable Installation at 3333 #2

Owner of unit 2 was contacted regarding installation of cable. Jason is composing letter to owner and tenant to give options of running the cable internally rather than have cable running outside the building.

-Contracts for landscaping.

Received bid from Cristy Construction. Dave will go back to company with questions on the bid details in order to be able to compare our current landscaper's contract with the recently submitted bid. Dave

recommends a contract being approved at next month's meeting. Dave will also try to procure a bid from a third company.

-Dryer vent inspection

Dave will get in contact with the company to sort out details before proceeding with the inspections.

-Damage from snow removal

Dave will get suggestions from snow removal company to determine how to avoid damage to landscape edging adjacent to the north dumpster enclosure.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held April 2, 2009, 6pm at Tom's #14.