

# NORTHGATE CONDOMINIUM ASSOCIATION

## Board of Directors Meeting Minutes

May 11, 2009, 6:00p.m. – 8:00p.m.

### I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Tom Precella, Jason Gray, Carrie Haverfield, Helen Frey and Property Manager Dave Martindale present. Owner of unit #64 and potential owner Tessa Kranski were present.

### II. ESTABLISH A QUORUM

A quorum was established.

### III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

-Jason moved to approve March and April minutes, Helen seconded. Motion carries.

### IV. OWNERS AND RESIDENTS FORUM

-Woodpecker drilled hole in building of unit #64. The hole is in the wall facing 34<sup>th</sup> street.

-Chris (#64) came to dispute his fine for dog off leash. He feels that the City of Boulder should be the enforcing agency not the HOA.

-Tessa Kranski had a question about Resolution 08-1 and whether it applies to patios. Can she have her dog on her patio on a leash if the dog is attended?

-Unit #41 submitted an architectural change request to install flagstone in patio area. The stone will be installed at no cost to the Association and installer will be insured. Tom moved to approve, Jason seconded. Motion carries.

-Unit #54 has excess materials on walkway. Board decided to send a letter requesting owner to remove materials from area.

### V. APPROVAL OF FINANCIALS

-Dave presented the financials through March 31, 2009. Helen moved to approve the financials, Jason seconded. The financials were approved.

-Signature card for bank needs to be sent around again.

### 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

Dave presented 4 quotes for the walkway repair. Helen recommended the bid be awarded to Cogdill as long as their work bid compares to the other quotes, that they will have supervision on site when work is being done and that the work can commence shortly. Dave will ask Cogdill to clarify.

-Deck repair of 3333 #3

J&P Roofing finished work, but underside of unit 3's deck was not completed. Dave discussed problem with Warren and they agreed to fix the additional problem area at no charge.

-Dumpster Fence Repair

Warren Erickson submitted quote to repair dumpster enclosure. Board approved repair/replacement of boards with addition of steel rail.

VIII. NEW BUSINESS

-Dogs on leash (Resolution 08-1)

Owner of unit #64 fine protest.

Tom suggested that the fine be deferred. Board upheld Tom's suggestion.

Dog on patio

Board discussed the wording of the resolution and come to the following agreement: the dog must be on a leash which is either in the hand of the owner, or tethered to a fixed point in the patio, AND the owner must be present. The language will be updated to reflect this interpretation at the next meeting.

-Vent leak in unit #14 in building 3323

Leak has been repaired several times to no avail. J&P Roofing will install a metal shroud in attempt to repair the leak. Drywall in unit now needs to be repaired. Board ok'd this additional repair.

-Lighting fixtures

Helen and Jason are researching options for wall mounted sensor lights, but have been having problems finding fixtures. They will continue to research this issue.

-Mailboxes

Helen brought a magazine of post office approved mailboxes. Magazine will be passed around for review.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held June 22, 2009, 6p.m. at Carrie's Unit #21.

Annual meeting July 16<sup>th</sup> at 6:00 p.m. Board meeting preceding at 5:30 p.m.