

# NORTHGATE CONDOMINUM ASSOCIATION

## Board of Directors Meeting Minutes

June 23, 2009, 6:00p.m. – 8:00p.m.

### I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Kim Budde, Tom Precella, Jason Gray, Carrie Haverfield, Helen Frey 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 May minutes, Helen seconded. Motion carries.

### IV. OWNERS AND RESIDENTS FORUM

- Deck above 3323 #14 is leaking
- Gutter next to 3255 #41 is not working effectively
- Siding on the south side of building 3265 is warped
- Motion light at south end of complex (near gate on O'Neal) needs to be inspected

### V. APPROVAL OF FINANCIALS

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

### VI. REPORTS OF OFFICERS

- a) Presidents Report  
The President had no report.
- b) Secretary Report  
Secretary asked web manager to update the website to reflect new information and update outdated information. She will continue updating the website as needed.
- c) Managers Report  
Covered under other headings.

### VII. OLD BUSINESS

- Replacement of damaged walkway  
Cogdill signed a work authorization for the replacement of the walkway. Work will commence by the end of June, weather permitting.

### VIII. NEW BUSINESS

-Noise Complaint  
Owner of unit 53 complained about noise from unit 59. Board suggested owners/residents work with Colorado Security to determine if there is a noise violation.

-Annual Meeting Notification  
Letter notifying owners and residents of the upcoming annual meeting was mailed out. Dave also sent out an updated proxy form (first form had incorrect date). Dave will post signs at mailboxes reminding owners of the meetings.

-Use of Garden Hose  
Owners/residents have asked if they can use the hose in the community garden to wash bikes/cars. Board does not want to allow that intensive of a water use due to the cost of water and our water conservation efforts.

-Fireplace Inspections

Approximately 16 units have not yet had their chimneys inspected. Dave will request more detailed information from Rocky Mountain Chimney Sweep so we can determine who still needs to be inspected, which chimneys need to be cleaned and which chimneys have been cleaned. Once this information is received we will contact the owners.

-Tree inspections

Trees need to be trimmed due to branches hitting roofs, damaging buildings and/or too close to power lines. Dave will have a company inspect the trees to determine which trees need to be trimmed.

IX. ADJOURNMENT

The meeting was adjourned. Annual meeting will take place July 16<sup>th</sup> at 6:00 p.m. A board meeting will be held at Helen's prior to the annual meeting at 5:30 p.m.