

# NORTHGATE CONDOMINIUM ASSOCIATION

## Board of Directors Meeting Minutes

August 25, 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, Oliver Chappell, Carrie Haverfield and Property Manager Dave Martindale present.

### II. ESTABLISH A QUORUM

A quorum was established.

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

Tom moved to approve the minutes from the meeting June 2009 and Helen seconded. The minutes were approved. Annual meeting minutes from July 2009 will be approved at the 2010 annual meeting.

### IV. OWNERS AND RESIDENTS FORUM

None

### V. APPROVAL OF FINANCIALS

Dave presented the financials through August 2009. Helen asked Dave to clarify a credit in the Building maintenance line item (-559.65). Dave explained that it was an error that was charged and then credited back to correct it, concerning Sherrelwood Services. Helen asked Dave to find out if CD #598, \$12196.22 which matured was rolled into another CD. Helen moved to approve the financials, Oliver 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

- Dave will confirm with attorney that we have legal standing to enforce the fines against the owner of unit 31, concerning dogs. There was also discussion about clarifying the Resolution concerning dogs to encompass all elements of the Association as well as to include all pets.

### VIII. NEW BUSINESS

- Status of chimney inspections: Dave will provide a letter giving notice to those owners who have not had their chimneys inspected. Tom will contact the occupants directly to deliver them.
- Pedestrian walkway on building 3265 was finished. Tom suggested that the Board send thanks to several parties who assisted with consulting on the project.
- The Board asked for clarification on a few items from the concrete replacement bid in the area of building 3393. Dave will ask the contractor and email the Board. The Board agreed to proceed with the project, pending clarification from the contractor.
- The Board approved the contractor's bid from Emerald to trim trees around the complex.
- The Board agreed that we need to clarify with Lance Verberg, our landscaper, about the details of what is required to be done according to the contract.
- Oliver asked that we ask Paco, who performed work on siding and paint, to make sure he cleans up the nails from the driveway after siding work. He also asked that the discarded siding be broken down so that it doesn't overflow the dumpster. Dave will pass this on to Paco.
- The Board asked to send Mark Bloomfield a letter about having the trim around his sliding glass door painted, as per the agreement about his window replacement.
- Helen said she would do further research concerning replacement of mailboxes.

### IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held September 24th, 2009, 6pm at Jason's #14