

# NORTHGATE CONDOMINIUM ASSOCIATION

## Board of Directors Meeting Minutes

September 17, 2009, 6:00p.m. – 8:00p.m.

### I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Oliver Chappell, 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

-Carrie moved to approve the August minutes, Helen seconded. Motion carries.

### IV. OWNERS AND RESIDENTS FORUM

None present.

### V. APPROVAL OF FINANCIALS

-Dave presented the financials through August 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

The Secretary had no report.

#### c) Managers Report

Covered under other headings.

### VII. OLD BUSINESS

#### - Status of fireplace inspections

Final notice letter will be sent to owners who have not had chimneys inspected and/or proof of cleaning. Fines will be incurred if owner does not comply by September 30<sup>th</sup>.

#### -Status of landscaping

Most the requested trimming has been done. The Board agreed that the grounds have been improved since the last meeting.

#### -Mailboxes

Helen has been researching the replacement of the mailboxes. A representative from the USPS looked at the locations and styles for the proposed mailboxes. They gave suggestions for the process to replace the mailboxes. The Board will continue to research and discuss this issue.

### VIII. NEW BUSINESS

#### -Legal standing on #31 dog debris on deck

Owner will be contacted regarding the amount owed in fines and fees for violation.

#### -Status of garage #38

Report of someone living in the garage was received. Boulder PD inspected garage and whoever had been there has since left. Garage is empty and locked up.

-Additional items for repair for Paco

The balcony on fascia 3323 unit #17 needs to be painted.

The stair railing in the northwest quad needs to be painted.

The railing outside of unit #49 needs to be painted and possibly repair the rotted wood.

-Concrete/Sidewalk replacement

Superior Aggregate submitted a bid to replace sidewalks/concrete in south quad near unit #22 due to sagging and damaged surface, which causes water to pool. The Board approved use of Superior Aggregate to complete the work.

IX. ADJOURNMENT

The meeting was adjourned. The next board meeting will be October 26<sup>th</sup> at Unit 21 (Carrie's) at 6:00p.m.