

# NORTHGATE CONDOMINIUM ASSOCIATION

## Board of Directors Meeting Minutes

October 26, 2009, 6:00p.m. – 8:00p.m.

### I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Oliver Chappell, 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

-Helen moved to approve September minutes, Oliver seconded. Motion carries.

### IV. OWNERS AND RESIDENTS FORUM

-Water pressure in 3373 appears to be too high. Barday Plumbing & Heating will be scheduled to come out to investigate.

### V. APPROVAL OF FINANCIALS

-Dave presented the financials through September 30, 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

#### - Fireplace Inspections

The units which have not scheduled or cleaned their fireplaces which were deemed unsafe, will be sent a letter and fines will begin accruing.

#### -Lighting

Tom has been researching getting street lighting installed at the south end of the complex near the community garden. The Board ok'd him to work with the city of Boulder to determine what the cost would be to install the lighting.

### VIII. NEW BUSINESS

#### -Snow Removal

Parking spaces need to be designated during snow season to help with the snow removal process. The Board approved a renewal with Great Outdoors pending review of the contract by Dave.

#### -Unoccupied units

Units 3 & 17 need to be winterized to prevent frozen pipes from bursting. The Board will work with the mortgage companies and/or attorney's to gain access to the units to put in place mechanisms to protect common elements.

#### -Grounds Maintenance

Another round of tree trimming will occur in November. Gutter cleaning is being scheduled when most of the leaves are down. Sprinklers will be blown out.

#### -Boilers

Board held a preliminary discussion about creating a resolution to require non-condensating boilers.

-Energy Assessments

Boulder County Energy Corps will come out to provide free energy assessments for Northgate. We will need approximately 10-15 units to sign up. Carrie will work on getting residents signed up.

IX. ADJOURNMENT

The meeting was adjourned. Annual meeting will take place November 19<sup>th</sup> at 6:00 p.m. at Helen's unit.