

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

December 16, 2008 6:00p.m. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Tom Precella, Jason Gray, Carrie Haverfield, Kim Rosenbarger, Steve Zdawczynski 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 the minutes from the meeting November 17, 2008 and Kim seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

Tom asked if the Board could have a handrail/banister installed on a set of steps near his stairway, in building 3323, NW stairwell. Dave said he would get an estimate.

Kim commented on a leaking gutter that she would point out to Dave after the meeting to be fixed.

V. APPROVAL OF FINANCIALS

Dave presented the financials through November 2008

VI. REPORTS OF OFFICERS

a) Presidents Report

The President had no report.

b) Managers Report

Covered under other headings.

VII. OLD BUSINESS

Dave presented two basic bids for replacement of the 3265 walkway, from Melton Construction, and Warren Erickson. The Board had discussion about making changes in the method of construction, due to differences in cost with cantilevered beam vs. post to the ground. The Board asked Dave to make sure the contractors providing bids were including a post to the ground construction method so we can compare 'apples to apples'.

Dave presented opinions from two contractors concerning the damaged deck at building 3333. The opinions stated basically that the damage was due primarily to design flaw, and not due primarily to maintenance issue. Given this information, the Board agrees that the HOA is responsible for the repair of the damage. The Board instructed Dave to draft a letter providing this information to the corresponding unit owner, and to provide the Board with the already provided bids for the repair of said deck.

The Board discussed having chimneys inspected at the expense of the HOA, in order to promote fire safety in the complex. Dave was instructed to proceed with arrangements with the contractor.

The Board also discussed having dryer vents inspected at the expense of the HOA, in order to promote fire safety in the complex. Dave advised us that dryer vents are a frequent cause of building fires, and that it would be a good idea to have them inspected and cleaned. The Board instructed Dave to proceed with arrangements with the contractor.

Dave presented a letter from a resident whose pipes froze, apparently due to lack of insulation in the building after the deconstruction of the walkway at building 3265. Dave had the area insulated and rechecked, and the Board agreed that it would pay the unit owner's plumbing bill for repairing the broken pipes.

Helen presented the newsletter to be sent out, along with the two recently approved resolutions about trash and dogs. Dave was instructed to proceed with distribution.

Carrie presented new information regarding recycling. She also got a hold of enough copies of Eco-Cycle Times and 'toilet leak tabs' to distribute to all our units. Tom agreed to distribute them if they were put together for distribution.

Tom suggested the idea of using our 'south' property as some sort of income generator, either by developing it or otherwise, in order to help with increasing costs, possibly the siding replacement.

Dave said he had called Arborwood HOA twice concerning the overhanging branches from their property, and that his calls had not been returned. Jason said he would contact them directly, as he owns a property at Arborwood, and might be able to get more direct attention.

VIII. NEW BUSINESS

Covered under other headings.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held January 26th, 2008, 6pm at Carrie's place.