

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

February 2, 2009 6:00p.m. – 8:00p.m.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Tom Precella, Jason Gray, Carrie Haverfield, Kim Rosenbarger, 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 December 16, 2008 and Helen seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

None

V. APPROVAL OF FINANCIALS

Dave presented the financials through December 2008. 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) Managers Report

Covered under other headings.

VII. OLD BUSINESS

- Repair of 3333 #3

Bids to repair deck from Warren Erickson (J&P Roofing) and Dugan's Integrity were discussed. Jason moved to award bid to Warren, Tom seconded. Bid was awarded to Warren. Letter will be sent to owner discussing repairs.

- Chimney/Fireplace inspection

Rocky Mountain Chimney Sweep will be conducting the inspections and will set up the appointments to inspect the fireplaces with the owners. Letter will go out to owners regarding the fireplace inspections.

- Replacement of damaged walkway

Two bids for the repair have been submitted from Warren Erickson (J&P Roofing) and Steven Phoenix (Melton Construction). Soil samples/study may need to be taken for the engineer. We need clarification on a couple of items from Melton Construction. Jason will call and check in with Melton.

VIII. NEW BUSINESS

-Installation of stair railing adjacent to building 3323

Additional bid was requested from the Board. Questions about J&P Roofing's bid were raised. Dave will ask for clarification.

-Contracts for landscaping.

Contract with Divine Gardens was reviewed. Board discussed coming up with a list of all duties requested and then getting bids which would be an all encompassing fee. We will request bids from Divine Gardens and attempt to get additional bids from other companies.

-Boiler vent for 3303 #7

New boiler was installed and vented out of building in an unacceptable location, near stairwell, and without permission. Condensation from the vent will likely cause problems such as puddles/erosion on concrete, ice, etc. Board needs to look at vent to give opinion on options.

-Mail boxes

One mail box door has been repaired. Board will look into the possibility of replacing boxes as they are aging. Helen will research issue.

-Northgate signs

A request to look into possibility of replacing Northgate signs, possibly with stone was made. Helen will research issue.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held March 3, 2009, 6p.m. at Tom's unit #14.