

# NORTHGATE CONDOMINIUM ASSOCIATION

## Board of Directors Meeting Minutes

Feb. 17, 2010 6:00p.m. – 8:00p.m.

### I. CALL TO ORDER AND ROLL CALL

-The meeting was called to order. Tom Precella, Jason Gray, Ollie 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

-Jason moved to approve the minutes from the meeting January 21, 2009. Ollie seconded. Motion carries.

### IV. OWNERS AND RESIDENTS FORUM

-Tessa Kranski gave her comments on dryer vent cleaning. See discussion item below.

### V. APPROVAL OF FINANCIALS

-Dave presented the financials through December 31, 2009. Jason moved to approve the financials. Tom seconded. Motion carries.

### VI. REPORTS OF OFFICERS

a) Presidents Report  
Covered under other items.

b) Managers Report  
Covered under other items.

### VII. OLD BUSINESS

#### -Dryer Vents

Dave received a bid from Delintz to clean dryer vents. The Board decided that the HOA will cover half the cost of the cleaning and will require the owners to cover the other half. Dave will work with Delintz to set up a date for the cleaning and will send out a letter to all owners notifying them of the cleaning.

#### -Parking Signs

The Board discussed posting signs around the complex to indicate no parking areas and signs asking residents to clean up after their pets. Jason moved to approve the addition of the signs. Ollie seconded. Motion carries.

### VIII. NEW BUSINESS

#### -Elevated walkway between 3275 and 3295

Dave received a bid from Cogdill Construction to inspect the walkway to determine if it will need to be repaired or replaced due to water damage. The Board approved the bid to inspect.

#### -Grounds Maintenance

Great Outdoors gave the Board information received from the city of Boulder about snow removal regulations. Snow can't be shoveled to a city maintained street. Dave will work with Great Outdoors to come up with options for snow removal.

#### -Board Vacancy

Jason moved to appoint Tessa Kranski to the Board to fill a vacancy, Tom seconded. Motion carries.

### IX. ADJOURNMENT

-The meeting was adjourned. The next meeting date and location is TBD.