

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

May 27, 2010 at 6:00 p.m.

I. CALL TO ORDER AND ROLL CALL

-The meeting was called to order. Carrie Haverfield, Ollie Chappell, Tessa Kranski, Tom Precella, and Property Manager Dave Martindale present.

II. ESTABLISH A QUORUM

-A quorum was established.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

-Tessa moved to approve the minutes from the meeting on April 29th. Tom seconded. Motion carries.

IV. OWNERS AND RESIDENTS FORUM

None present.

V. APPROVAL OF FINANCIALS

-Dave presented the financials through April 30, 2010. Carrie moved to approve the financials. Ollie seconded. Motion carries.

VI. REPORTS OF OFFICERS

a) Presidents Report
Covered under other items.

b) Managers Report
Covered under other items.

VII. OLD BUSINESS

-Back Flow Preventers
The application is being filled out to see if we can receive a waiver due to our building sizes.

-Elevated walkway between 3275 and 3295
Cogdill Construction submitted a bid for the replacement of the walkway. The Board requested additional bids for comparison. Dave will solicit the bids.

-Signs
The second bid for the signs came in at a lower amount. The board approved the lower bid. We will also see if we can save money by using fewer stakes to hold the signs.

VIII. NEW BUSINESS

-Deck Rails & Siding
Received a bid from Paco to paint and repair the siding and deck rails. Tom moved to approve the bid. Ollie seconded. Motion carries.

Fidelity Insurance
-There are new FHA requirements to carry at least \$250 thousand of fidelity insurance. The Board approved increasing our fidelity insurance from \$100 thousand to \$300 thousand (the next level available).

IX. ADJOURNMENT

-The meeting was adjourned. The next meeting date and location is June 24th at 3393 #25.