

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

January 21, 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 November 19, 2009. Tom seconded. Motion carries.

IV. OWNERS AND RESIDENTS FORUM

-None present

V. APPROVAL OF FINANCIALS

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

VI. REPORTS OF OFFICERS

a) Presidents Report

The president will be moving out of Northgate (he still owns property in Northgate), but is willing to stay on for a period of time to help the board.

b) Managers Report

Covered under other items.

VII. OLD BUSINESS

-Dave updated the board on the status of collections from Hindan Sanchez.

-The majority of the grounds work has been completed (tree trimming, sprinkler weatherization, leaf clean up and broken branch clean up). The gutters are still being worked on.

VIII. NEW BUSINESS

-The Board discussed concerns about vehicles parking in the driveway and blocking access for residents, emergency vehicles and large vehicles such as garbage trucks. The Board will continue to discuss options including painting yellow fire lanes and adding signage.

-Dave will look into dryer vent inspections to determine which companies provide that service and what the cost and effectiveness is for cleaning the vents from the outside.

IX. ADJOURNMENT

-The meeting was adjourned. The next meeting will be held on February 18, at Ollie's #14.