

NORTHGATE CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes

November 19, 2009 6:00p.m. – 8:00p.m.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Tom Precella, Jason Gray, 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 October 31, 2009 and Tom seconded. Motion carries.

IV. OWNERS AND RESIDENTS FORUM

None present

V. APPROVAL OF FINANCIALS

Dave presented the financials through October 31, 2009.

-Tom made a motion to move \$20,000 from the checking account to a CD. Jason seconded. Motion carries.

-Jason moved to approve the financials, Tom seconded. Motion carries.

-Proposed budget for 2010

The Board requested a contingency line item of \$20,000 to be added to the reserve budget to cover any unexpected expenses. A \$3,000 line item was added to the reserve budget for asphalt repairs. The Board will not add an additional increase to the dues for the reserve fund. With the aforementioned amendments, Jason moved to approve the proposed budget, Carrie seconds. Motion carries.

VI. REPORTS OF OFFICERS

a) Presidents Report

The president has accepted the resignations of Helen Frye and Jarred Winter from the Board.

b) Managers Report

Dave disclosed that at the Boulder County Trustees, he bid on unit #17 and was successful.

VII. OLD BUSINESS

-Tree trimming

Contractor will begin working this weekend.

-Light on south end of complex

Jason approached Arborwood board to discuss idea of installing a light. The property manager at Arborwood will work with Xcel to get an estimate and more information.

VIII. NEW BUSINESS

-Hindan Sanchez report

Per advice from the Board's legal counsel, the Board will not pursue the violation fines of \$269.06 and legal fee of \$236.00 against owner. The Board will, however, pursue finance charges for unpaid dues in the amount of \$73.95.

-Bid from Brady Plumbing & Heating to install pressure reducing valve on building 3373

Tom moved to accept the bid, Jason seconded. Motion carries.

IX. ADJOURNMENT

The meeting was adjourned. The next meeting will be held in January, at Jason's unit, date to TBD.