

Northgate Gardens Condominium

TRUSTEE MEETING (OPEN)

Date: **May 9, 2012**
Time: 7:00 PM
Place: Northgate Gardens Office

Minutes

Minutes submitted by: Matthew Pitney

Attendance: Chairman: Tony DiMasi, Trustees: Karen Toney, Fred Chamberlain, Michael Kaye, Dan Romard, Matthew Pitney, Property Manager Reed Rappoli & Crowninshield representative Chris McCarthy

I. CALL TO ORDER – 7:00P

A. Hearing requests – Becky Bristol followed up to her request to withdraw a service charge for a Verizon installation. Reed is going to call the sales rep to credit Becky's account.

II. APPROVAL OF PRIOR MEETING MINUTES

A. April 10, 2012 - Karen made a motion to approve the minutes. Michael seconded the minutes. Board approved.

III. FINANCIAL REPORT

A. April – Dan presented. Reed is going to look into a few minor questions that Dan had and Reed is going to check the current fuel price contract and have the maintenance guys clean the outside of the common area windows.

IV. MANAGEMENT REPORT/CURRENT BUSINESS

- A. Maintenance charges – Reed presented
- B. Electrical project – Reed is going to continue to work with the insurance companies
- C. Surveillance cameras – Tony made a motion to allow Markarian Electric to setup the surveillance system. Karen seconded and the board approved. Michael did not vote.
- D. Pool – Sweetwater is almost finished with the fiberglass work and Reed is going to look into a long term solution for the pool issues.
- E. Exterminating – Michael motioned to have NW Pest treat 81-85 L for termites and to have NW Pest inspect the other buildings in the complex for termites. Karen seconded and the board approved. Tony did not vote.
- F. Guest parking – New policy goes into effect on June 1st. Reed is going to order guest parking signs.

V. NEW BUSINESS

- A. Irrigation system – Silva Plumbing is in the process of replacing the faulty meters and Valleycrest is going to conduct their evaluation later this month.
- B. Hill Erosion – Reed is going to reach out to Superior Masonry for an additional proposal
- C. Boilers – Karen made a motion to have P.R. Douglas replace the boilers in 54-60 Lionel and 30-32 Jacqueline. Michael seconded and the board approved.
- D. Catch basins – Karen made a motion to have P.W. Ryan repair the 4 catch basins that need to be fixed. Michael seconded and the board approved.
- E. Exterior window painting – Hold off until further notice
- F. Web Site – Karen is going to work with Jacqueline Bass to take over control of the website.

VI. Executive Session-

- A. Correspondences

Meeting adjourned at 10:20pm

Next meeting will be held on Wednesday June 20th at 7:00pm.