NCCA Board Meeting Agenda

Meeting Date: Tuesday, January 20, 2026
Meeting Time: 7:00 pm - 7:40 pm
Venue: zoom
Attendees: Gwen, Matthew, Jules, Christine, Andrew, Steve, Tina, Anne W, Anne's proxies (Jay H., Tracy, Ann M., Justin, Clint, George, Nick)

Agenda	Discussion Notes
I. Call Meeting to Order	
a. **General Business** **Members questions & suggestions** b. **Please report any repairs / improvements needed to common areas:** your decks/patio walls or outside walls of condos & grounds. c. **Issues/concerns** with compliance to ***NCCA Rules & Regulations***, please let board members know *(pdfs of the bylaws & rules and regulations will be sent out in a separate email)* d. **Peterson Street Storm Sewer Improvements** The City of Iowa City project is planned to start in August 2026 through the end of 2026. The current pipe will be replaced with a reinforced concrete pipe. Parking and access to Buildings 3 & 4 will be blocked for a few days towards the beginning of construction and then again at the end of construction when the pavement above the pipe is repaved. We'll keep you informed as more details become available.	**a.b.** Christine 417: •utility poles being replaced by Building 3. Power line low next to Building 4. Gap between sill & bricks 417. Gazebo not stable - not on NCCA property. Steve 425: flooding on deck, downspout frozen, suggested leaf covers. Top floor hot in condo is there a way to siphon heat out? People not picking up Gwen 437: front door stoop, brick is crumbling **c.** Rules for recycling need to be sent out. Steve: people not picking up around dumpsters. •Loan ends '29. Send out common email list **d.** more information will be sent about storm sewer as we get it. Tina 419: don't want our parking lot to become a thruway
II. Budget	
a. **Condo dues - continue @ $300/month** - **NCCA's "common elements" insurance premium** has decreased close to $20K/year for our whole association of 22 condominiums - We will be updating our bylaws to clarify that NCCA insurance covers the grounds & the outer structure of the buildings. - Each condo owner's individual insurance policy should fully cover the inner walls and airspace of your unit + your air conditioning unit. Make sure you review your loss assessment coverage with your own insurance agent. b. **Discuss ideas for possible improvements to NCCA property**. Including staining decks for Buildings 2,3,4 (will do as much as possible within our budget) c. **Reminders of your dues balances will be sent out** Please pay outstanding balances asap or set up a payment. plan with board. Late condo & assessment fees will be discussed. d. **Social Gathering ideas** e. **Budget approval**	**a.** Anne & Andrew discussed - no questions **b.c.** No further ideas brought up **d.** MooMoo's ice cream truck on property. Will check for interest in off property gathering. **e.** Budget approved: 1st Tina, 2nd Matthew, all were in favor
III. Board of Directors (nominate/elect) a. Directors (elect 4 to 6 people) At their first board meeting the elected directors will choose who will work at the various roles at NCCA - president, vice-president, treasurer, secretary, etc.)	**a. Tina W.** nominated by Steve 2nd Matthew **Anne W.**, **Andrew A.**, and **Ann M.** last year's board all nominated again and approved. 1st Tina 2nd Matthew motion to accept nomination, all were in favor.