

North Star Board Meeting Minutes

Sunday, July 18, 2021 – 6:30 PM

Meeting to be held on the patio of Scott Clements, Unit #11

1. Call to Order

- The meeting was called to order at 6:35pm by Scott Strand, President
- Members present: Scott Strand, President; Scott Clements, Treasurer; Deb Gesmundo, Secretary; Billy Warlock, at large board member; Jeff Cieslik, at large board member; Ryan Massey, and Dan Tigar

2. Proof of notice of meeting

- An email was sent out to all members of the HOA approximately 45 minutes prior to the start of the meeting, with an invite to text in for a zoom link for anyone not able to make it in person.

3. Review and approval of 5-8-21 HOA board meeting minutes

- President Strand reviewed the minutes out loud for the meeting of 5-8-21.
- Treasurer Clements made a motion to approve the minutes of 5-8-21 as presented. Jeff Cieslik seconded the motion. Vote: 5-0.

4. Electric power quote & discussion

- President Strand reviewed the quote presented by C.A.M. Electric for installing meters and the additional wiring required for the installation of heat tape on the roofs. He also responded to questions regarding the project.
- Jeff Cieslik made a motion to approve the electrical power quote including the addition of the relays and temperature controls. President Strand seconded the motion. Vote: 5-0.

5. Heat tape quote

6. Gutter quote

7. Ridge vent discussion

- Items 5-7 were discussed simultaneously. President Strand introduced the matter and also responded to questions regarding heat tape, gutters (and drainage holes), and re-creating ridge vents within the roofs. He presented two additional schematics (Exhibits A & B) for the eco-screen material that will be made by Recla Metals in order to lift the ridge cap up by approximately 2 inches and allow for increased ventilation out through the attic spaces.

- Treasurer Clements made a motion to accept the quote for the heat tape, the gutters, the ridge vents, and the Recla Metals quote as presented. Billy Warlock seconded the motion. Vote: 5-0.

8. Discussion on package to be sent to the bank for the loan

- Treasurer Clements agreed to present the approved quotes to the bank on Monday, July 19, in order to trigger the loan that had been previously approved for finishing the roof project so that the work can get started as soon as possible, with a goal of completing these portions of the project by Thanksgiving.

9. Other business

- It was discussed that the gables of some units might also benefit from this same process of lifting the ridge cap for improved ventilation, but it will have to wait until after we get the current roof matters dealt with.
- President Strand reviewed the issues that Building 5 had with their heat tape last winter and how it was corrected.
- Treasurer Clements inquired as to the process for installing a privacy fence between units 11 & 12. It was suggested that he match the existing style of the other privacy fence on the back of Building 1. He was also informed that he can send a drawing of the proposal to the board via email and an email vote on the matter will ensue.
- Dan Tigar explained how he is going to address the patio storage door issue on his unit. The problem being that it is rotting at the bottom and when there is ice buildup it is not possible to open it. He discussed making a small curb-like addition to the patio surface under the door and cutting off a small portion of the bottom of the door (to match the height of the curb). We look forward to seeing if this is a solution for all of the patio storage doors that are experiencing the same problem.

10. Adjournment

- The meeting was adjourned at 7:34pm by President Strand.
- Minutes taken by Deb Gesmundo