

# North Star Board Meeting Agenda

Thursday, September 8, 2022 – 6pm

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Meeting to be held via ZOOM

Zoom meeting access:

<https://us02web.zoom.us/j/87223629747>

Meeting ID: 872 2362 9747

## AGENDA

1. Call to Order
2. Proof of Notice of Meeting
3. Review of 1-12 and 2-16 HOA Board Meeting Minutes
4. Review email votes for 4-5, 5-19, and 5-24
5. Resignation of board members: Tami Huntsman & Scott Strand
6. Consider appointment of new board members: John Howe, unit #4 and (Bly or Klare) Colbert, unit #14
7. Vote on new officers
8. Review of Budget vs Actual and other current finances
  - a. Discuss asking for our legal retainer of \$1500 to be returned until we are ready to move on the CC&R update
  - b. Unit #9 – Waive late fee
  - c. Zoom fees
9. ARB - review application for changes to their unit #18
10. Discuss roof, heat tape and gutters as well as a resident manager to oversee completion of these items.
  - a. Soffit Repair – Unit #16
  - b. Gutter Bid - Unit #7
  - c. Replace failed heat tape in underground drain by units 17 & 18
  - d. Downspout dry wells – Units 9-18
  - e. Venting – Units 1-18
11. Discuss trash room signage or policy
12. Other Business
13. Adjournment

# North Star Board Meeting **DRAFT** Minutes

Wednesday, January 12, 2022 – following Annual Meeting

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Meeting to be held via ZOOM

Zoom meeting access:

<https://us02web.zoom.us/j/85345060537?pwd=L2tMSFViODBNRDI6bXJVaU01Z3VQUT09>

Meeting ID: 853 4506 0537

Passcode: 5fNq3n

## 1. Call to Order

- The meeting was called to order at 7:27pm by Scott Strand, President.
- Members present: Scott Strand, President; Scott Clements, Treasurer; Deb Gesmundo, Secretary; Jeff Cieslik, Tami Huntsman, Tom Graner, and Ryan Massey.

## 2. Proof of Notice of Meeting

- An email was sent out to all members of the HOA three weeks prior to the start of the meeting including an invite via a zoom link.

## 3. Review of 11-30-21 HOA Board Meeting Minutes

- Treasurer Clements made a motion to approve the minutes of 11-30-21 as presented. Jeff Cieslik seconded the motion. Vote: 7-0.

## 4. Elect Officers

- Scott Strand agreed to stay on as President, Deb Gesmundo agreed to stay on as Secretary, and Scott Clements agreed to stay on as Treasurer. Deb Gesmundo made a motion to elect the board officers as presented. Jeff Cieslik seconded the motion. Vote: 7-0.

## 5. Other business

- A brief discussion was had regarding a remodel of our governing documents: Tom Graner expressed interest in taking a look at the CC&R.
- Treasurer Clements stated that we will work with Jan to reduce the number of paper checks received for dues.
- Jeff Cieslik, Ryan Massey, and Secretary Gesmundo agreed to form a subcommittee for the website.
- Tami Huntsman and Tom Graner expressed interest in prioritizing the summer projects: lampposts, stem walls, and gardens.

## 6. Adjournment

- The meeting was adjourned by President Strand at 7:42pm.

# North Star Board Meeting **DRAFT** Minutes

Wednesday, February 16, 2022 – 6pm

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Meeting held via ZOOM

Zoom meeting access:

<https://us02web.zoom.us/j/82300179963?pwd=VG9KdmROVjBCNk5wL1M4L3JuSEdmUT09>

Meeting ID: 823 0017 9963

Passcode: 703413

## 1. Call to Order

- The meeting was called to order at 6:05pm by Scott Strand, President.
- Members present: Scott Strand, President; Deb Gesmundo, Secretary; Jeff Cieslik, and Tami Huntsman.
- Also present: Nick and Tricia Karabas (prospective buyers for unit #18) left at 6:25pm, Dwight Janzen arrived at 6:11pm, John Howe arrived at 6:12pm and left at 6:40pm.

## 2. Proof of Notice of Meeting

- An email was sent out to all members of the HOA approximately 19 hours prior to the start of the meeting including an invite via a zoom link.

## 3. Request for building modifications, Unit #18

- Item 4 from the agenda moved up in the meeting to Item 3 out of consideration for the prospective buyer, Nick Karabas, being present at the meeting.
- Public comment was received from John Howe regarding this item and has been added to the packet of materials for this meeting.
- Nick presented the three changes that impact the exterior of the unit that that they would like to make upon purchasing unit #18: to add glass to the front door, to install a second glass slider door on the outside wall of the unit, and to enclose a window to install a fireplace.
- President Strand informed Mr. Karabas that he will be required to use only an approved Mountain Village licensed contractor and that more details are needed about the doors, frames, and siding. He also explained that Ace Hardware has our colors for siding and trim on file, for matching purposes.
- Jeff Cieslik made a motion to approve the changes pending the review of cut sheets and details provided here: Home owner shall submit the manufacturer “cut sheet” of the windows and doors planned to be installed, to the HOA. The

front door may be replaced with one that has a glass pane. Glass shall not include any colors or tints, it may be any type of originally clear materials that has been modified, frosted, seeded, wavy, etched. The new patio doors shall not have any grid patterns in the glass and the exterior finish shall be the color white. All trim shall match existing trim size and color. The living room window can be removed and the exterior shall be re-sided in a manner that matches the rest of the wall. New siding shall be installed from the highest board impacted by the current window to the ground. The side of the unit shall be repainted with the approved type & color which are available at Ace Hardware. All new boards shall be painted on all sides to prevent warping. HOA to provide paint info at time of construction. A copy of the Mountain Village building permit shall be provided to the HOA. This approval only applies to the Karabas family and is not transferable to a different buyer. Tami Huntsman seconded the motion. Vote: 4-0.

4. (Possible) Home-based business application, Unit #17

- Item 5 from the agenda moved up in the meeting to Item 4. President Strand provided brief introduction for the topic. Tami Huntsman also provided comment and asks the question regarding our potential liability in all of this.
- Secretary Gesmundo stated that an application for a home-based business was received from Allison Branson (via email) on January 26<sup>th</sup> (and then emailed to the entire board on January 30<sup>th</sup>) and then an amendment to that application was submitted on February 16<sup>th</sup>. The amended application was read aloud by Secretary Gesmundo. Both the original application and its amended version are included with the packet of materials for this meeting.
- Secretary Gesmundo made a motion to approve Allison Branson's application for a home office in unit #17 to support her mobile vet business with the following stipulations: There are to be no exams of pets in the unit and no lab work being performed in-house. If the business lasts beyond Apr; 15, 2022, we would like to hold a review of this approval with Allison in attendance. President Strand seconded the motion. Jeff Cieslik amended the motion to add that the HOA requests a copy of the Business License that is to be issued from the Mountain Village. The amendment was accepted by both Secretary Gesmundo and President Strand. Vote: 4-0.

5. Consideration for hiring a property manager

- Item 3 from the agenda moved down in the meeting to Item 5. President Strand introduced the topic. He noted that with a budget of \$3,500 a year, that equates to \$291/per month available for property management services.
- A brief discussion regarding the tasks that are we looking to have done by a property manager include the following: weekly or bi-weekly on-property walk arounds / checks for maintenance issues, rules and regulation violations (and noticing for the violations). The board needs to work on this some more.
- It was recommended that putting out an RFP for this might get us more potential property managers. Currently we have one proposal from Telluride Consulting (received on February 9<sup>th</sup>).

#### 6. Summer Projects

- First and foremost is finishing the roof project. There are just a few more things that need to get done to complete it and make it better. It has been noticed that the support for the decks on Units 1-8 are compromised and we should take a look at this spring / summer when we can get back there and study it better. Also the rotting storage doors need to be put on the docket of things to get replaced.

#### 7. Other Business

- In addition to Unit #18 being under contract (with a closing date of March 3<sup>rd</sup>), Unit #13 is also under contract and Unit #17 is currently on the market.

#### 8. Adjournment

- The meeting was adjourned by President Strand at 7:34pm.

## Re: Unit 17 request

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From: Tami Huntsman Huntsman (tamihuntsman@me.com)  
To: masseyryan@gmail.com  
Cc: scottstrand@earthlink.net; sclements@tellurideskiresort.com; radio.addiction@yahoo.com; jeffcieslik@jeffcieslik.com  
Date: Tuesday, April 19, 2022 at 02:57 PM MDT

---

Ok

Tami

On Apr 19, 2022, at 1:56 PM, Ryan Massey <masseyryan@gmail.com> wrote:

I agree.

On Tue, Apr 19, 2022 at 2:55 PM Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)> wrote:

I am fine with is as long as it doesn't block anyones access.  
Scott Strand

-----Original Message-----

From: Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>

Sent: Apr 19, 2022 2:25 PM

To: Deborah Gesmundo <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>, [tamihuntsman@me.com](mailto:tamihuntsman@me.com)  
<[tamihuntsman@me.com](mailto:tamihuntsman@me.com)>, [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>, [masseyryan@gmail.com](mailto:masseyryan@gmail.com) <[masseyryan@gmail.com](mailto:masseyryan@gmail.com)>, [jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com) <[jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com)>

Subject: RE: Unit 17 request

No, their U-Haul truck will arrive tomorrow and they will leave with it on the weekend. The trailer that is there now will likely be there until they return the first week of May to pick it up and drive out again. He may find another place to park it but who knows.

Scott C.

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**From:** Deborah Gesmundo <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>

**Sent:** Tuesday, April 19, 2022 2:16 PM

**To:** [tamihuntsman@me.com](mailto:tamihuntsman@me.com); [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net); [masseyryan@gmail.com](mailto:masseyryan@gmail.com); [jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com); Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>

**Subject:** Fw: Unit 17 request

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Might not be relevant anymore as I think they are already back. Anyway, FYI ...

----- Forwarded Message -----

**From:** Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>

**To:** [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>; Deborah Gesmundo #9 <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>

**Sent:** Tuesday, April 5, 2022, 05:31:27 PM MDT

**Subject:** Unit 17 request

Dan Tigar called me today to ask if the Board would consider a request to allow him to park his 14' work trailer at their unit while they drive their U Haul to NY. The round trip cross country will exceed the time allowed per Northstar policy (possibly two weeks intermittently) but they will turn around and drive the blue truck and the trailer away as soon as they get back. I personally appreciate the request and vote that we grant the exception. Deb would you please forward this to the rest of the board members for comment?

Thanks

Scott C

Sent from my iPhone

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Best Regards,

**Architectural Review Board**  
**North Star B Condominium Association, Inc.**  
**Architectural Authorization Request**

**Submission of Plans to Architectural Review Board (ARB)**

Name Jeff Cieslik  
Address #4 302 Adams Ranch Rd  
City/State/Zip Mountain Village, CO 81435  
Phone(s) H: \_\_\_\_\_ C: 214-535-6628  
Date Submitted 5/19/2022 Date Received by ARB \_\_\_\_\_

In accordance with the Associations covenants, easements, charges, and liens ("declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit#: 4

Install NEW Front Door. Keep Existing Lockset

*[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]*

Please read Article IV of the Associations Declarations prior to submitting this request.

Is this an amendment to a previous request? NO If yes, approximate date of previous request: \_\_\_\_\_ I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.

North Star B Condominium Association, Inc.  
PO Box 682, Telluride, CO 81435



**Architectural Review Board**  
**North Star B Condominium Association, Inc.**  
**Architectural Authorization Request**

6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: Me Jeff Cieslik
10. If approved within twenty-one (21) days, the work would start on or about 7/20/2022 and would be completed by 8/6/2022.
11. Any work not started on or before 7/20/2022 is not approved and later construction must be subject to re-submittal to the committee.

Signature: Jeff Cieslik

Plans may be mailed to  
PO Box 682, Telluride, CO 81435  
Or [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) ; [johnhowe@montrose.net](mailto:johnhowe@montrose.net); [fepades@hotmail.com](mailto:fepades@hotmail.com);  
[deborah@telluridecolorado.net](mailto:deborah@telluridecolorado.net)

North Star B Condominium Association, Inc.  
PO Box 682, Telluride, CO 81435





## Re: Front Door Architectural Review

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From: Tami Huntsman Huntsman (tamihuntsman@me.com)  
To: scottstrand@earthlink.net  
Cc: radio.addiction@yahoo.com; masseyryan@gmail.com; sclements@tellurideskiresort.com; jeffcieslik@jeffcieslik.com  
Date: Tuesday, May 31, 2022 at 12:30 PM MDT

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Yes

Tami

On May 31, 2022, at 9:02 AM, Scott Strand <scottstrand@earthlink.net> wrote:

I vote Yes  
Scott Strand

-----Original Message-----

From: Deborah Gesmundo <radio.addiction@yahoo.com>  
Sent: May 30, 2022 5:13 PM  
To: Ryan Massey <masseyryan@gmail.com>, Tami Huntsman Huntsman <tamihuntsman@me.com>, Scott Strand <scottstrand@earthlink.net>  
Cc: Clements, Scott <sclements@tellurideskiresort.com>, Jeff R. Cieslik <jeffcieslik@jeffcieslik.com>  
Subject: Re: Front Door Architectural Review

I second the motion.

Deb Gesmundo

On Thursday, May 26, 2022, 09:21:48 AM MDT, Deborah Gesmundo <radio.addiction@yahoo.com> wrote:

Hey! Sorry ... Something was wrong with my internet. I finally have it back. I need to go to work now, but I will get to all of this HOA stuff this evening.

On Wednesday, May 25, 2022, 11:15:00 AM MDT, Scott Strand <scottstrand@earthlink.net> wrote:

Deb, do we need anything more formal to approve the front door application or can you use the replys to date.  
Scott Strand

-----Original Message-----

From: Ryan Massey <[masseyryan@gmail.com](mailto:masseyryan@gmail.com)>

Sent: May 25, 2022 9:38 AM

To: Tami Huntsman Huntsman <[tamihuntsman@me.com](mailto:tamihuntsman@me.com)>

Cc: Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>, Deborah Gesmundo <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>, Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>, Jeff R. Cieslik <[jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com)>

Subject: Re: Front Door Architectural Review

I think this fell through the cracks. I file a motion to approve unit 4 to install a new front door stained Special Walnut

On Fri, May 20, 2022, 8:32 PM Ryan Massey <[masseyryan@gmail.com](mailto:masseyryan@gmail.com)> wrote:

Agreed

On May 20, 2022, at 4:54 PM, Tami Huntsman Huntsman <[tamihuntsman@me.com](mailto:tamihuntsman@me.com)> wrote:

The door is okay with me- stained.

Tami

On May 20, 2022, at 4:44 PM, Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)> wrote:

Stained it would look okay to me.  
Scott C

Sent from my iPhone

On May 20, 2022, at 3:50 PM, Deborah Gesmundo <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)> wrote:

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Let's have a deadline of say, Tuesday, May 24th to make comments and note what they would like to see in the motion. Then I can send out a motion and we can vote on it.

----- Forwarded Message -----

From: Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>

To: Deborah Gesmundo #9 <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>

Sent: Thursday, May 19, 2022, 11:19:09 AM MDT

Subject: Fw: Front Door Architectural Review

Hi Deb

Jeff would like the board to review his application for a new front door. Would you start a thread to the board and solicit comments from them on this application. I would then like to do an email vote once we have comments back from the board.

Scott Strand

-----Forwarded Message-----

From: Jeff R. Cieslik <[jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com)>

Sent: May 19, 2022 7:43 AM

To: [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>

Subject: Front Door Architectural Review

Scott,

I am respectfully submitting a request for architectural review for a new front door for our unit #4.

I have attached the architectural review request, a picture of the unfinished door, and the Special Walnut color stain.

I plan on changing the door myself when we are there this summer (late July).

Please let me know if you have any questions.

Thank you.

Jeff Cieslik

214-535-6628

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## Re: Fwd: North Star B insurance renewal

From: Ryan Massey (masseyryan@gmail.com)

To: sclements@tellurideskiresort.com

Cc: scottstrand@earthlink.net; radio.addiction@yahoo.com; jeffcieslik@jeffcieslik.com

Date: Wednesday, May 25, 2022 at 08:32 AM MDT

I agree .

On Wed, May 25, 2022, 8:10 AM Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)> wrote:

Agree with you Scott. We better take this policy as is.

Scott C.

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**From:** Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>

**Sent:** Tuesday, May 24, 2022 8:14 PM

**To:** Deborah Gesmundo #9 <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>; Ryan Massey # <[masseyryan@gmail.com](mailto:masseyryan@gmail.com)>; Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>; Jeff Cieslik #4 <[jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com)>

**Subject:** Fw: Fwd: North Star B insurance renewal

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FYI for everyone to take a look at. Let me know if you see any issues, I am inclined to accept it as the threat of losing coverage is rather high right now. And new carriers are unlikely to be writing policies in the west.

Scott

Folks,

Attached is the renewal proposal for North Star B. I am happy to review by phone or in person. We were able to keep Guaranteed Replacement Cost on the policy. The overall premium increase is 4%, which is a very favorable renewal for property insurance in Western Colorado.

- Insurance companies are not making money on property given the past several years of catastrophe losses (wildfire, hail, hurricanes, and floods). The market started to change significantly last October and has continued to harden ever more after the current wildfire season.
- Most insurance companies contract with a company CORELOGIC to complete wildfire mapping and they have all of Western Colorado in a wildfire zone.
- Due to the underwriting profits of carriers, most have started to engage with Facultative reinsurers (FAC) to put up additional limits on property at a lower price point. So if a carrier is only willing to put up \$5,000,000 on a property and they have to purchase FAC on the back end, that is driving up the cost to the consumer. Two years ago, the same carrier would have put up the entire limit on the property.

- Lloyds of London is the largest FAC carrier and last October they pulled out of offering reinsurance all together. They had 60% market share. That left 4 remaining FAC markets and so they can basically name their price.
- The casualty market is changing drastically due to unprecedented increase in excess liability claims frequency and severity. We expect strict guidelines, reduced capacity, and higher pricing.
- D&O is increasing due to overall industry wide unfavorable claims history for carriers.

In order to renew, we need the following back prior to 06/27 to renew.

- The association will want to accept the coverages listed under the premium summary on page 8. These are all the lines of coverages that were in place last year. They are as follows:
  - Package
  - D&O- We are proposing switching carriers for comparable coverage and a better premium.
  - Fidelity
  - Excess Liability
- **You will need to sign page 9 of the proposal.**
- **Please review and update if necessary and sign the umbrella/ excess liability application. 2nd attachment.**
- **We did quote the following options on page 9. Please accept or decline each option.**
  - Option #1 – Workers Compensation, Limit \$1,000,000 – Subject Application, \$352 Estimated Annual Premium. If accepting we will forward the application.

Thank you for your continued business. Please let me know if you have any questions.

Thank you!

Meghan Wilson [meghanw@mtnwst.com](mailto:meghanw@mtnwst.com)

**Mountain West Insurance & Financial Services, LLC**

201 Centennial, 4<sup>th</sup> Floor

Glenwood Springs, CO 81601

(970) 945-9111 main office line

(970) 384-8239 direct line

(970) 945-2350 fax

[www.mtnwst.com](http://www.mtnwst.com)

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# Northstar B Condominium Association

## Balance Sheet As of August 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking 7773	-348.14
Savings 4302	5.85
Driveway Reserve Restricted	25,557.37
<b>Total Savings 4302</b>	<b>25,563.22</b>
<b>Total Bank Accounts</b>	<b>\$25,215.08</b>
Accounts Receivable	
Accounts Receivable	925.00
<b>Total Accounts Receivable</b>	<b>\$925.00</b>
Other Current Assets	
Deposits	1,500.00
Undeposited Funds	2,055.00
<b>Total Other Current Assets</b>	<b>\$3,555.00</b>
<b>Total Current Assets</b>	<b>\$29,695.08</b>
<b>TOTAL ASSETS</b>	<b>\$29,695.08</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,783.12
<b>Total Accounts Payable</b>	<b>\$5,783.12</b>
Other Current Liabilities	
Pre-Paid Dues	8,805.00
Roof Reserve Loan	87,012.98
<b>Total Other Current Liabilities</b>	<b>\$95,817.98</b>
<b>Total Current Liabilities</b>	<b>\$101,601.10</b>
<b>Total Liabilities</b>	<b>\$101,601.10</b>
Equity	
Retained Earnings	-63,806.29
Net Income	-8,099.73
<b>Total Equity</b>	<b>\$ -71,906.02</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$29,695.08</b>

# Northstar B Condominium Association

Budget vs. Actuals: 2022 Budget - FY22 P&L

January - December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Interest Earned	5.85	5.00	0.85	117.00 %
Late Fee Income	25.00	5.00	20.00	500.00 %
Operating Assessment	81,880.00	110,000.00	-28,120.00	74.44 %
<b>Total Income</b>	<b>\$81,910.85</b>	<b>\$110,010.00</b>	<b>\$ -28,099.15</b>	<b>74.46 %</b>
GROSS PROFIT	<b>\$81,910.85</b>	<b>\$110,010.00</b>	<b>\$ -28,099.15</b>	<b>74.46 %</b>
Expenses				
Administrative				
Bank Service Charges		100.00	-100.00	
COBanks Loan Fee		250.00	-250.00	
Copies, Postage, Supplies	161.26	100.00	61.26	161.26 %
Licenses	10.00	10.00	0.00	100.00 %
Management Fees				
Accounting	2,400.00	2,900.00	-500.00	82.76 %
Property Management		3,500.00	-3,500.00	
<b>Total Management Fees</b>	<b>2,400.00</b>	<b>6,400.00</b>	<b>-4,000.00</b>	<b>37.50 %</b>
<b>Total Administrative</b>	<b>2,571.26</b>	<b>6,860.00</b>	<b>-4,288.74</b>	<b>37.48 %</b>
Building Maintenance				
Electrical-lighting		500.00	-500.00	
Gutters		1,000.00	-1,000.00	
Heat Tape	5,200.00		5,200.00	
Maintenance Labor		1,000.00	-1,000.00	
Painting	988.17	1,000.00	-11.83	98.82 %
Plumbing	665.86	4,000.00	-3,334.14	16.65 %
Roof	11,780.27		11,780.27	
Unit Repair	225.00		225.00	
<b>Total Building Maintenance</b>	<b>18,859.30</b>	<b>7,500.00</b>	<b>11,359.30</b>	<b>251.46 %</b>
Groundskeeping				
Gardening Labor	1,737.50	3,000.00	-1,262.50	57.92 %
Gardening Supplies	755.13	600.00	155.13	125.86 %
Grounds Maintenance	18.46		18.46	
Irrigation System	485.91	600.00	-114.09	80.99 %
Lawn maintenance	5,567.13	5,000.00	567.13	111.34 %
<b>Total Groundskeeping</b>	<b>8,564.13</b>	<b>9,200.00</b>	<b>-635.87</b>	<b>93.09 %</b>
Insurance		24,000.00	-24,000.00	
D&O	1,691.00		1,691.00	
Liability	20,873.00		20,873.00	
Umbrella	1,047.00		1,047.00	
WorkComp	352.00		352.00	
<b>Total Insurance</b>	<b>23,963.00</b>	<b>24,000.00</b>	<b>-37.00</b>	<b>99.85 %</b>
Interest Expense	2,861.89	16,430.00	-13,568.11	17.42 %

# Northstar B Condominium Association

Budget vs. Actuals: 2022 Budget - FY22 P&L

January - December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Legal Fees		100.00	-100.00	
Snow Removal				
Driveway Snow Removal	3,203.13	4,500.00	-1,296.87	71.18 %
Roofs Snow Removal		1,000.00	-1,000.00	
<b>Total Snow Removal</b>	<b>3,203.13</b>	<b>5,500.00</b>	<b>-2,296.87</b>	<b>58.24 %</b>
Utilities				
Electric Meters		5,000.00	-5,000.00	
Electric - Common Lights 1501	1,536.47		1,536.47	
Electric-Building #5 Roof 4001	1,878.27		1,878.27	
Electric-Heat Tape Meters	2,372.53		2,372.53	
Electric-Underground drains4002	251.02		251.02	
<b>Total Electric Meters</b>	<b>6,038.29</b>	<b>5,000.00</b>	<b>1,038.29</b>	<b>120.77 %</b>
Garbage & Recycling		14,000.00	-14,000.00	
Fuel - Environmental Charge	4,433.48		4,433.48	
Garbage - Container	5,893.04		5,893.04	
Recycling - Container	644.88		644.88	
Recycling - Totes	631.28		631.28	
<b>Total Garbage &amp; Recycling</b>	<b>11,602.68</b>	<b>14,000.00</b>	<b>-2,397.32</b>	<b>82.88 %</b>
Water & Sewer	25,069.90	35,000.00	-9,930.10	71.63 %
<b>Total Utilities</b>	<b>42,710.87</b>	<b>54,000.00</b>	<b>-11,289.13</b>	<b>79.09 %</b>
<b>Total Expenses</b>	<b>\$102,733.58</b>	<b>\$123,590.00</b>	<b>\$ -20,856.42</b>	<b>83.12 %</b>
NET OPERATING INCOME	<b>\$ -20,822.73</b>	<b>\$ -13,580.00</b>	<b>\$ -7,242.73</b>	<b>153.33 %</b>
Other Income				
Roof Reserves Assessment	15,610.00	21,000.00	-5,390.00	74.33 %
<b>Total Other Income</b>	<b>\$15,610.00</b>	<b>\$21,000.00</b>	<b>\$ -5,390.00</b>	<b>74.33 %</b>
NET OTHER INCOME	<b>\$15,610.00</b>	<b>\$21,000.00</b>	<b>\$ -5,390.00</b>	<b>74.33 %</b>
NET INCOME	<b>\$ -5,212.73</b>	<b>\$7,420.00</b>	<b>\$ -12,632.73</b>	<b>-70.25 %</b>

RE: Fwd: You signed: "20200611 RP-Northstar HOA Eng Ltr"

---

From: Clements, Scott (sclements@tellurideskiresort.com)

To: scottstrand@earthlink.net; tamihuntsman@mac.com; radio.addiction@yahoo.com; jeffcieslik@jeffcieslik.com; masseyryan@gmail.com

Date: Thursday, July 21, 2022 at 10:28 AM MDT

---

Yes, please ask for our retainer back.

Scott C.

---

**From:** Scott Strand <scottstrand@earthlink.net>

**Sent:** Thursday, July 21, 2022 8:36 AM

**To:** Tami Huntsman #16 <tamihuntsman@mac.com>; Clements, Scott <sclements@tellurideskiresort.com>; Deborah Gesmundo #9 <radio.addiction@yahoo.com>; Jeff Cieslik #4 <jeffcieslik@jeffcieslik.com>; Ryan Massey # <masseyryan@gmail.com>

**Subject:** Fw: Fwd: You signed: "20200611 RP-Northstar HOA Eng Ltr"

EXTERNAL EMAIL/OUTSIDE SENDER WARNING: This email originated OUTSIDE of Telluride Ski and Golf. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Hi Guys,

Jan attached our retainer doc we have with Nicole for updating our docs. I recommend we ask for that back and when we are ready to move forward on the update we retain a lawyer at that time.

With board approval I can write a letter to her requesting the retainer back. Please reply to this email with your vote on requesting our retainer back?

Scott Strand

-----Forwarded Message-----

From: Jan Newell <[business.northstar@gmail.com](mailto:business.northstar@gmail.com)>

Sent: Jul 19, 2022 8:25 AM

To: Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>, Clements, Scott <[sclements@tellurideskiresort.com](mailto:sclements@tellurideskiresort.com)>

Subject: Fwd: You signed: "20200611 RP-Northstar HOA Eng Ltr"

Here is info on the legal retainer.

Jan

Jan Newell, Bookkeeper

Northstar B Condominium Association

PO Box 682

Telluride, CO 81435

----- Forwarded message -----

From: **Dave Doemland** <[dave@highcountryshipping.com](mailto:dave@highcountryshipping.com)>  
Date: Fri, Jun 12, 2020 at 12:10 PM  
Subject: Fwd: You signed: "20200611 RP-Northstar HOA Eng Ltr"  
To: Jan Newell <[business.northstar@gmail.com](mailto:business.northstar@gmail.com)>  
Cc: Ryan Massey <[Masseyryan@gmail.com](mailto:Masseyryan@gmail.com)>

Jan,

Please make out a retainer check to Nicole (Business name and address on the attached document). I could deliver by hand if you want to give it to me.

We are going to redo our governing documents and the board has allowed me up to \$5000 to get this job done. This check and signed agreement gets us started.

I've copied Ryan and he can approve the expense. I would expect to have it go into Legal expense category on the budget.

Thanks.

----- Forwarded message -----

From: **Nicole Pieterse** <[echosign@echosign.com](mailto:echosign@echosign.com)>  
Date: Fri, Jun 12, 2020 at 12:05 PM  
Subject: You signed: "20200611 RP-Northstar HOA Eng Ltr"  
To: Nicole Pieterse <[nicole.rplaw@gmail.com](mailto:nicole.rplaw@gmail.com)>, David Doemland <[dave@highcountryshipping.com](mailto:dave@highcountryshipping.com)>



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You're done signing  
**20200611 RP-Northstar HOA Eng Ltr**

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Dave Doemland  
970.729.1621  
High Country Shipping  
[www.highcountryshipping.com](http://www.highcountryshipping.com)

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Re: You signed: "20200611 RP-Northstar HOA Eng Ltr"

---

From: Jeff R. Cieslik (jeffcieslik@jeffcieslik.com)

To: scottstrand@earthlink.net

Cc: tamihuntsman@mac.com; sclements@tellurideskiresort.com; radio.addiction@yahoo.com;  
masseyryan@gmail.com

Date: Thursday, July 21, 2022 at 08:42 AM MDT

---

I vote to approve.

Thank you.

Jeff Cieslik  
Haute Realty  
214-535-6628

On Jul 21, 2022, at 8:36 AM, Scott Strand <scottstrand@earthlink.net> wrote:

Hi Guys,  
Jan attached our retainer doc we have with Nicole for updating our docs. I recommend we ask for that back and when we are ready to move forward on the update we retain a lawyer at that time.  
With board approval I can write a letter to her requesting the retainer back. Please reply to this email with your vote on requesting our retainer back?  
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Northstar B Condominium Association  
PO Box 682  
Telluride, CO 81435

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To: Nicole Pieterse <[nicole.rplaw@gmail.com](mailto:nicole.rplaw@gmail.com)>, David Doemland <[dave@highcountryshipping.com](mailto:dave@highcountryshipping.com)>



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Dave Doemland

970.729.1621

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20200611 RP-Northstar HOA Eng Ltr - signed.pdf

322kB

Re: You signed: "20200611 RP-Northstar HOA Eng Ltr"

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From: Tami Huntsman Huntsman (tamihuntsman@mac.com)

To: sclements@tellurideskiresort.com

Cc: scottstrand@earthlink.net; radio.addiction@yahoo.com; jeffcieslik@jeffcieslik.com; masseyryan@gmail.com

Date: Thursday, July 21, 2022 at 03:26 PM MDT

---

I am no longer a board member.

But as an owner our documents need an overhaul! There are new state guidelines that we are required to incorporate into our documents.

Please keep updating documents on our list of things to do.

Thanks,  
Tami

On Jul 21, 2022, at 10:28 AM, Clements, Scott <sclements@tellurideskiresort.com> wrote:

Yes, please ask for our retainer back.

Scott C.

---

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Subject: Fwd: You signed: "20200611 RP-Northstar HOA Eng Ltr"

Here is info on the legal retainer.

Jan

Jan Newell, Bookkeeper

Northstar B Condominium Association

PO Box 682

Telluride, CO 81435

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From: **Dave Doemland** <[dave@highcountryshipping.com](mailto:dave@highcountryshipping.com)>  
Date: Fri, Jun 12, 2020 at 12:10 PM  
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# Architectural Review Board

## North Star B Condominium Association, Inc.

### Architectural Authorization Request

#### Submission of Plans to Architectural Review Board (ARB)

Name Mick + Tricia Karabass  
 Address 23956 N. 116TH WAY  
 City/State/Zip SCOTTSDALE AZ 85255  
 Phone(s) H: \_\_\_\_\_ C: 314-556-9027  
 Date Submitted \_\_\_\_\_ Date Received by ARB \_\_\_\_\_

In accordance with the Associations covenants, easements, charges, and liens ("declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit#:

EXISTING PATIO PAVES BEING REMOVED + REINSTALLED TO  
COMPLY WITH DESIRED DRAINAGE SLOPE PER INSPECTION BY

[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]

JOHN +  
SCOTT

Please read Article IV of the Associations Declarations prior to submitting this request.

Is this an amendment to a previous request? YES If yes,  
 approximate date of previous request: 07/20/2022 I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.

*Architectural Review Board*  
*North Star B Condominium Association, Inc.*  
*Architectural Authorization Request*

6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: COREY ABBOTT
10. If approved within twenty-one (21) days, the work would start on or about 8/15/2022 and would be completed by 8/20/2022.
11. Any work not started on or before \_\_\_\_\_ is not approved and later construction must be subject to re-submittal to the committee.

Signature: \_\_\_\_\_

Plans may be mailed to

PO Box 682, Telluride, CO 81435

Or [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net); [johnhowe@montrose.net](mailto:johnhowe@montrose.net); [fepades@hotmail.com](mailto:fepades@hotmail.com);  
[deborah@telluridecolorado.net](mailto:deborah@telluridecolorado.net)



**Architectural Review Board**  
North Star B Condominium Association, Inc.  
**Architectural Authorization Request**

**Submission of Plans to Architectural Review Board (ARB)**

Name Nick + Tricia Karabas  
Address 23956 N. 116TH WAY SCOTTSDALE 85255  
City/State/Zip \_\_\_\_\_  
Phone(s) H: \_\_\_\_\_ C: 314-556-9027  
Date Submitted 8/5/2022 Date Received by ARB \_\_\_\_\_

In accordance with the Associations covenants, easements, charges, and liens ("declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my

unit#: ADD ADDITIONAL SIX FEET OF DECKING ON SIDE OF THE UNIT - ALLOWING FOR HOT TUB TO BE SLID SIX FEET TO THE

[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]

Please read Article IV of the Associations Declarations prior to submitting this request.

Is this an amendment to a previous request? No If yes, \_\_\_\_\_  
approximate date of previous request: \_\_\_\_\_ I understand that under  
the declaration and the rules and regulations, the committee will act on this request and  
provide me with a written response of their decision. I further understand and agree to  
the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.

WEST +  
INGRESS/EGRESS FROM  
SLIDER  
PREVIOUSLY  
APPROVED.  
TO BE  
PERFORMED  
IN 2023.



**Architectural Review Board**  
**North Star B Condominium Association, Inc.**  
**Architectural Authorization Request**

6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: COREY ABBOTT
10. If approved within twenty-one (21) days, the work would start on or about \_\_\_\_\_ and would be completed by \_\_\_\_\_.
11. Any work not started on or before \_\_\_\_\_ is not approved and later construction must be subject to re-submittal to the committee.

Signature: \_\_\_\_\_

Plans may be mailed to  
PO Box 682, Telluride, CO 81435  
Or [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) ; [johnhowe@montrose.net](mailto:johnhowe@montrose.net); [fepades@hotmail.com](mailto:fepades@hotmail.com);  
[deborah@telluridecolorado.net](mailto:deborah@telluridecolorado.net)

**Architectural Review Board**  
North Star B Condominium Association, Inc.  
**Architectural Authorization Request**

**Submission of Plans to Architectural Review Board (ARB)**

Name Nick + Tiora Karabas  
Address 23956 N. 116TH WAY  
City/State/Zip SCOTTSDALE AZ 85255  
Phone(s) H: \_\_\_\_\_ C: 314-556-9027  
Date Submitted 8/15/22 Date Received by ARB \_\_\_\_\_

In accordance with the Associations covenants, easements, charges, and liens ("declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit#:

RETAIN EXISTING FENCING BETWEEN UNIT AND PREVIOUSLY APPROVED FENCING WITH NO GATE - ALLOWING FOR INGRESS/EGRESS.

[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]

Please read Article IV of the Associations Declarations prior to submitting this request.

Is this an amendment to a previous request? No If yes, approximate date of previous request: \_\_\_\_\_ I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.

**Architectural Review Board**  
*North Star B Condominium Association, Inc.*  
**Architectural Authorization Request**

6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: N/A
10. If approved within twenty-one (21) days, the work would start on or about \_\_\_\_\_ and would be completed by \_\_\_\_\_.
11. Any work not started on or before \_\_\_\_\_ is not approved and later construction must be subject to re-submittal to the committee.

Signature: 

Plans may be mailed to  
PO Box 682, Telluride, CO 81435  
Or [scottstrand@earthlink.net](mailto:scottstrand@earthlink.net) ; [johnhowe@montrose.net](mailto:johnhowe@montrose.net); [fepades@hotmail.com](mailto:fepades@hotmail.com);  
[deborah@telluridecolorado.net](mailto:deborah@telluridecolorado.net)



## Fw: Fwd: Changes outside your unit

---

From: Scott Strand (scottstrand@earthlink.net)

To: radio.addiction@yahoo.com

Date: Thursday, August 25, 2022 at 08:20 PM MDT

---

This email and attachment should be included in the board agenda packet. Unit 18  
Scott Strand

-----Forwarded Message-----

From: Nick Karabas <njkarabas@gmail.com>

Sent: Aug 15, 2022 11:16 AM

To: <scottstrand@earthlink.net>, Tami Huntsman Huntsman <tamihuntsman@mac.com>

Cc: Tricia Karabas <tlkarabas@gmail.com>

Subject: Fwd: Changes outside your unit

Scott,

Good morning - it was great to finally meet you in person.

As a follow up, attached are authorization requests for:

1. Pavers. Amended application to address slope/drainage concerns raised by John. The workers should be there this week to remove and reinstall the existing pavers to improve the slope per your request.
2. Fencing. As we discussed, we have removed the gate for the fencing per your request, but would like to leave the existing fencing - allowing for ingress/egress per MV requirements. If the Board agrees, we will seek approval from MV.
3. Hot Tub. This is a 2023 project, but want to tee it up. As mentioned, we would like to relocate allowing for ingress / egress from the new slider previously improved and to be installed. The hot tub sits ontop an existing deck structure. We would like to propose expanding the existing structure by an additional 6 feet enabling us to slide the hot tub to the West 6 feet and ingress / egress from the slider. Again, no hurry on this. We want to bring it to your attention and get the Boards input.

Sorry to be such a hassle. Thank you in advance for the Board's attention and consideration.

Please do not hesitate to reach out if you have any questions.

Talk to you soon.

Nick

---

Get [Outlook for iOS](#)

---

**From:** Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>

**Sent:** Thursday, July 21, 2022 8:20 AM

**To:** Nick Karabas <[njkarabas@gmail.com](mailto:njkarabas@gmail.com)>

**Cc:** Tami Huntsman Huntsman <[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)>; Tricia Karabas #18 <[tlkarabas@gmail.com](mailto:tlkarabas@gmail.com)>

**Subject:** Re: Changes outside your unit

I only saw the application, do you have a drawing showing how large of an area to be covered or material spec sheet for the pavers?

Scott Strand

-----Original Message-----

From: Nick Karabas <[njkarabas@gmail.com](mailto:njkarabas@gmail.com)>

Sent: Jul 20, 2022 8:20 AM

To: <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>

Cc: Tami Huntsman Huntsman <[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)>, Tricia Karabas #18 <[tlkarabas@gmail.com](mailto:tlkarabas@gmail.com)>

Subject: Re: Changes outside your unit

Scott,

Good morning.

Please see attached for the patio pavers.

Thank you.

Nick

On Wed, Jul 20, 2022 at 7:09 AM Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)> wrote:

The new fence has not yet been removed. Please remove the new section of fence asap. Tami was referring to the existing fence that needed to be painted, that was previously approved by the HOA.

Scott Strand

-----Original Message-----

From: Nick Karabas <[njkarabas@gmail.com](mailto:njkarabas@gmail.com)>

Sent: Jul 19, 2022 3:07 PM

To: Tami Huntsman Huntsman <[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)>

Cc: <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>, Tricia Karabas #18 <[tlkarabas@gmail.com](mailto:tlkarabas@gmail.com)>

Subject: Re: Changes outside your unit

Tami,

Good afternoon - sorry we missed you over the last couple weeks.

Per your request, we stained the fence last week to improve aesthetics.

As referenced below, the backyard behind the unit was a mess and in disrepair. The wooden decking was rotten and a hazard. The garden was causing drainage and wood rot to the siding behind the unit. Accordingly, we proceeded with removal of both, and intend to replace with pavers this week to improve drainage, prevent further damage to the siding and enhance the aesthetics. Of course none of this is visible behind the fence, but is desperately needed, long over due and in the best interest of the community going forward.

Please let me know if you have any questions.

Talk to you soon.

Nicholas J. Karabas, JD  
Private Wealth Manager  
314-556-9027

On Jun 29, 2022, at 8:40 AM, Tami Huntsman Huntsman <[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)> wrote:

Hi all,  
My daughter and her kids are coming Thursday and my time will be taken up with them until July 6th.  
Will you be around after the 6th?

Also, we went through two mediations with unit 18 about her yard. Did you get that information?  
You are responsible for the fence painting and maintenance( which it needs now). Leaving the space open by the front door was a Town of Mountain Village requirement for animal migration.

Looking forward to meeting you both!

Tami

On Jun 29, 2022, at 10:32 AM, Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)> wrote:

I will be out of town this weekend but I think Tami will be around.  
She knows the property even better than I do. I am copying her on this email so you guys can hook up when you are in town.  
Thanks  
Tami 970-729-0080  
Scott Strand

-----Original Message-----

From: Nick Karabas <[njkarabas@gmail.com](mailto:njkarabas@gmail.com)>  
Sent: Jun 29, 2022 9:27 AM  
To: <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)>  
Cc: Tricia Karabas #18 <[tlkarabas@gmail.com](mailto:tlkarabas@gmail.com)>  
Subject: Re: Changes outside your unit

Scott,

Good morning.

Please accept my apologies for the removal of the shrubs. We did not instruct our contractor to remove the shrubs and were unaware that he did that, so thank you for bringing to our attention. We are happy to replace the lilacs or any other shrub recommended by the Board.

With regard to the fencing, it was an oversight on our part with all the remodel balls we are juggling.

We plan on driving up for the first time on Friday to review our progress and escape the AZ heat. Are you around this weekend to finally meet in person and review our maintenance responsibilities together? In addition, our contractor indicates that our patio is in rough shape and needs to be replaced so I would love to discuss that with you as well. This is all new to us, and we want to make sure we are being good neighbors and welcome your input.

We plan to be present quite a bit over the next few months, and hope to settle in and knock out these maintenance items over the next few weeks.

Talk to you soon.

Nick

On Tue, Jun 28, 2022 at 6:33 PM Scott Strand <[scottstrand@earthlink.net](mailto:scottstrand@earthlink.net)> wrote:

Dear Nick & Tricia Karabas,

I was walking by your unit today and noticed numerous unauthorized changes outside your unit. Specifically the HOA shrubs by the front door were cut down and there is now an unauthorized fence and gate closing off the sideyard. First of all any exterior changes must be approved by the Board, second which you may be unaware of, the sideyard must not be fenced in, which is the reason we authorize Debbie to install the shrubs for privacy.

Actions that are needed to correct this problem. First the new fence & gate must be removed. Second you are not required to replant the shrubs but if you want you may replant the Lilac's that were there or you could submit to the board for a different type of shrub to be planted in that area. Another note is that the existing fence was approved by the board but the unit owner is required to maintain the fence as needed (repairs and painting).

Thank you for your cooperation.

North Star Board

Scott Strand



Northsar #18 - architectural review authorization requests.pdf  
1.8MB

## North Star Board Roof and Heat Cable Problems

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From: johnedwardhowe3@gmail.com (johnedwardhowe3@gmail.com)

To: jeffcieslik@jeffcieslik.com; sclements@telski.com; radio.addiction@yahoo.com; tamihuntsman@mac.com; masseyryan@gmail.com; scottstrand@earthlink.net

Date: Sunday, July 3, 2022 at 12:40 PM MDT

---

Hi North Star Board                      hope all is well                      July 3, 2022

Thanks for the Board's response and I did meet with Danny on June 30th. Danny and I took a tour of buildings 1>4 and I shared my observations with him. I reaffirmed with Danny that he was not to act on my suggestions as that is the Board's role to make such changes.

I also shared with Danny my thoughts that replacing the heat cable (HC) now that was torn off during the winter months before addressing other problems was a waste of time and money much of the heat cable being reattached would need to be addressed to solve other problems.

I am glad to see the Board is starting early to address issues with the roof/gutters/HC. The heat cable on buildings 1>4 was installed during the winter months last year, while fighting the snow and ice. Which surely drove up the costs.

I am hopeful the Board will move at an upcoming board meeting and take action in moving forward to resolve these and other problems as indicated below. HOA Boards will normally communicate their detailed plans to members through a "notice and comment" period to receive input as transparency is most important in gaining trust with the members.

First let me share some information gained from written and oral communications with HC manufactures and others:

- The Town requires thermostatic and timer controls on all heat cable systems
- #10 AC wire costs is \$1.30/foot      HC costs is \$6.00/foot
- Building 1 has 1,275 feet of 7-watt HC installed on three 30-amp breakers
- Building 2 has 850 feet of 7 -watt HC installed on two 30-amp breakers
- Building 3 has 900 feet of 7-watt HC installed on two 30-amp breakers.
- Building 4 has 900 feet of 7-watt HC installed on two 30-amp breakers.
- Building 5 has 477 feet of 12-watt HC installed on three 30=amp breakers
  
- The watts = equal the amount of electricity per foot when fully energized.

Please see attached Word document titled: units boxes HC costs, for more deals

Below is some information, concerns and suggestions:

- On Building 5 the AC power was run from the breaker panel up to and into the ridge/attic through one conduit and down into the attics to electrical boxes at the roof's eve. This was done with only one line of conduit visible externally.



- I was my understanding in speaking with some of the Board members that this was to be the same path to be followed on buildings 1 > 4. I do not know what direction if any was given to the electrical contractor on how the AC line was to be run.
- What was installed on buildings 1 > 4 was much different. Instead on one piece of conduit run from the electrical meters to the ridge/attic two runs of conduit were run from the power source to two locations requiring a lot of exposed conduits and secured to the outside of the buildings. This installation costs a lot more than running one electrical conduit up to and the #10 AC line thru the attic where all the other currently service to the buildings is now run.
- If any of our members were to build a home or do some work on their existing home and the contractor was running long lines of conduit on the outside of the home there would be a very short come to Jesus' meeting demanding the contractor change their plans. Why would we allow that to happen here at North Star?
- The benefit of running the AC line in the attic allows additional drops to be made to the eaves where multiple HC lines could be run from one or more boxes. The benefit of multiple boxes allows for shorter HC runs reducing the amount of heat cable needed and reduced energy costs as longer runs reduces the energy efficiency toward the end of the run. The additional energy cost and carbon footprint over the remaining 100+ years of our building's life will generate enormous and unwarranted long-term utility costs for our members.
- There are a couple of areas on the south facing roofs of buildings 3 & 4 where ice has fallen off the building and struck at least two vehicles and came close to striking one of our members. These areas need gutter/downspouts/HC to correct this problem. If an AC line existed in the attic a box could be easily connected to that AC line to supply HC in a valley and gutter/downspout on that side of the building and solve those problems.
- There are a couple of areas on the north facing roofs of buildings 3 & 4 where due to the lack of gutters/downspouts/HC where valleys drain from the top roofs large icicles form, water dripping from the icicles forms huge blocks of ice, three and four cubic feet is size. The icicles and these huge blocks break off dropping onto the decks below making it extremely dangerous to access these decks.
- I am not aware of any roof snow melt systems that will completely eliminate all manual roof snow/ice (SI) removal. Each year presents different weather conditions, this last winter resulted in no manual roof snow removal costs on building 5.
- The zig zag HC installation system has been around since shortly after electricity was in common use. It is the least energy efficient system in use today. Most of the heat cable manufactures have developed or provide new much more efficient installation systems. These systems use different methods to enclose the HC in metal where it is directly contacting metal roof panels or drip edges. Covering the HC allows direct contact with the metal roofing allowing the transfer of heat energy to the roof or drip edge via conduction, radiation and convection. The heat energy that would normally escape in uncovered HC is now captured and transferred to the roof melting SI. Less electrical energy is used to remove the SI, reducing our carbon footprint and a huge saving on the utility bill thru the life of our property.

- A lot of the HC companies can be found by visiting <https://www.thomasnet.com/products/heat-tracing-cables-96096268-1.html> The Town requires that a thermostat and a timer be placed on all of these systems to control excessive energy waste. There is a variety of HCs on the market using many different watts. The 7-watt HC has been installed on buildings 1>4, building 5 uses 12-watt HC.
- Another significant advantage of these systems is the SI is not able to pull off the HC that happens every year with the zig zag installations saving on the annual repair costs.
- The zig zag installation results in a visual distraction and defacing the architecture features of your property hence reducing marketability and value. This system uses three to four times the amount of HC as does the newer systems to remove SI from the roof panels.
- These modern systems can be applied to new or existing metal roofs like ours at North Star. One of these systems Hot Edge was installed on building # five a couple of years ago, the first building to have the standing seam metal roof installed. Buildings 1>4 had the zig zag system installed on them this past winter.
- Hot Edge is a simple system to install and should a piece of HC fail it can be pulled out and replaced easily many other systems have similar attributes. The HC in the valleys is contained in a metal sleeve that is attached in the valley heating the metal flashing in the valley melting the SI allowing the water to be captured in a gutter/downspout.
- Another sleeve containing the HC is connected to the drip edge at the bottom of the roof panels the heat from the HC is conducted thru the drip edge to the roof panel melting the SI on the first six to eight inches of the roof panels which drips into a heated gutter/downspout that is carried to the ground.
- These missteps must be addressed. I urge the Board to establish a roof committee of members to review and make recommendations to the Board on how best to address these problems. Some suggestion as to what the committee's role might be:
  - Review the existing electrical service to the snow melt system and provide recommendations to the Board.
  - Investigate other HC systems compared to zig zag and make a recommendation to the Board.
  - Provide a time line for completing any potential changes or upgrades to the current HC systems.
  - Provide cost estimates and revenue structures to fund such projects
  - Research and planning are essential for creating a positive outcome
- The Board may also want to consider establishing a second committee to address several other short and long-term maintenance problems that have existed for years that also need to be addressed with an action plan and a reserve study. In few very short years our driveway will need a couple hundred thousand dollar to replace it.
- If these maintenance and reserve fund plans are not addressed now, we will end up in a much deeper financial hole in the very near future than we now are currently experiencing.

### Units, Boxes, HC Costs

Units per building, number of boxes, lengths of HC, cost of HC per building

Building one          units  $13 > 18 = 6$  units          3 circuits 425 ft each          1,275 feet

Three boxes          heat cable costs = \$7,650.00  
#10 AC lines are run across all attic spaces and drops to two boxes

Building two          units  $9 > 1 = 4$  units          2 circuits 425 ft each          850 feet

Two boxes          heat cable costs = \$5,100.00  
#10 AC lines are run across all attic spaces and drops to two boxes

Building three          units  $5 > 8 = 4$  units          2 circuits 425 ft each          850 feet

Two boxes          heat cable costs          \$5,100.00  
#10 AC lines are run across all attic spaces and drops to two boxes

Building four          units  $1 > 4 = 4$  units          2 circuits 425 ft each          850 feet

Two boxes          heat cable costs          \$5,100.00  
#10 AC lines are run across all attic spaces and drops to two boxes

Building five          units  $19 > 25 = 7$  units          3 circuits          477 feet

Three boxes          heat cable costs          \$2,862.00

East circuit 12 watts	170 feet
West circuit 12 watts	125 feet
Center circuit 12 watts	<u>182 feet</u>
	477 feet

#10 AC lines are run across all attic spaces and drops to three boxes

A box is where the #10 AC wire connects to the heat cable, multiple NC runs can be run off of any one box when planned correctly and can save a lot of HC \$\$.

Building one > four          uses the zig zag method to install heat cable

Building five          uses the Hot Edge method to install heat cable

#10 AC wire = \$1.30/foot

Heat Cable 7w= \$6.00/foot

Respectfully

John Howe, North Star #7, [johndwardhowe3@gmail.com](mailto:johndwardhowe3@gmail.com) 970-596-6254

John E. Howe

PO Box 1890, Telluride, CO 81435

302 Adams Ranch Road #7. Mountain Village, CO 81435

970-596-6254 [johndwardhowe3@gmail.com](mailto:johndwardhowe3@gmail.com)



July 2022 heat cable to Board.docx  
26.9kB



image001.gif  
2kB

## **Proposed Board agenda items**

- **Consideration of hiring an HOA management company**
- **Establish a November board meeting date to approve a 2023 Board approved budget**
- **Establish a December date for an annual membership meeting**

## **General Maintenance Projects**

### **Heat Cable Concerns**

Thanks for the Board's response and I did meet with Danny on June 30th. Danny and I took a tour of buildings 1>4 and I shared my observations with him. I reaffirmed with Danny that he was not to act on my suggestions as that is the Board's role to make such changes.

I also shared with Danny my thoughts that replacing the heat cable (HC) now that was torn off during the winter months before addressing other problems was a waste of time and money much of the heat cable being reattached would need to be addressed to solve other problems.

I am glad to see the Board is starting early to address issues with the roof/gutters/HC. The heat cable on buildings 1>4 was installed during the winter months last year, while fighting the snow and ice. Which surely drove up the costs.

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- #10 AC wire costs is \$1.30/foot HC costs is \$6.00/foot
- Building 1 has 1,275 feet of 7-watt HC installed on three 30-amp breakers

Foundation drainage Protection	length of trench in feet	gutters needed	
<b>building one</b>			
unit 18		4	
unit 17 & 16	2 gutters merged into one siamese 6'		
unit 15			
unit 14	6'		
unit 13	4'		
<b>building 2</b>			
unit 12	4' to the side		
unit 11	7'		
unit 10	4' new downspout	build small retaining wall between 10-11	
unit 9	4'		
<b>building 3</b>			
unit 8	ok	needs gutter & downspout	new gutter & down spout
unit 7	ok	needs gutter & downspout	need on top roof + heat cable
unit 6	ok		
unit 5	ok		
<b>building 4</b>			
unit 4	downspout + 8'		
unit 3	8'		
unit 2	8'		
unit 1	2 downspouts + 35' of		
<b>building 5</b>			
unit 25		move 8' from building	
unit 24			
unit 23			
unit 22			
unit 21	rear has 5		
unit 20	downspouts x 5' = 25' of		
unit 19	trenches	move 8' from building	
unit 22 % 23 planter	move dryell 8' out from bldg.		

## Re: roof repairs

---

From: Scott Strand (scottstrand@earthlink.net)

To: thaminc7@gmail.com; jeffcieslik@jeffcieslik.com; sclements@telski.com; radio.addiction@yahoo.com; tamihuntsman@mac.com; masseyryan@gmail.com

Date: Wednesday, June 29, 2022 at 05:11 PM MDT

---

Hi John

I have asked Danny to contact you directly to work out any issues you had at your unit last winter. He is currently re-adjusting the heat tape on buildings 1-4 as they were hurried by the weather last fall and numerous areas needed to be corrected. If you do not hear from him this week please let me know and I will keep trying to reach him.

Scott Strand

-----Original Message-----

From: <thaminc7@gmail.com>

Sent: Jun 28, 2022 12:52 PM

To: 'Cieslik Jeff' <jeffcieslik@jeffcieslik.com>, 'Clements Scott' <sclements@telski.com>, 'Gesmundo Deb' <radio.addiction@yahoo.com>, 'Huntsman Tami' <tamihuntsman@mac.com>, 'Massey Ryan' <masseyryan@gmail.com>, 'Stran Scott' <scottstrand@earthlink.net>

Subject: roof repairs

North Star Board of Directors      thank you for the time and energy the Board puts into their role

This last winter a roof leak over my unit #7 showed itself as wet spots across my living room ceiling. A contributing factor to the leak was the faulty heat tape being installed on the wood siding allowing water to penetrate in the building, during the winter that heat tape was removed from the siding to stop the leak. The roofing contractor is now resealing that same heat tape in the same place that was pulled off the past winter. Also, this past winter large blocks of ice the size of three cubic feet formed on the lower roof levels and eventually fell on desks or on the ground.

There is no urgency to address the failed heat tape application until we can address the problems with large blocks of ice falling off our roofs. My grille was struck three times with falling ice this winter along with a block of ice damaging my SUV. These problems are not just happening to building four other buildings are having similar problem.

I am asking the Board to cease and desist doing any further roof or heat tape work until all these concerns can be addressed and a plan established to address these and other problems as some of the work being done now will need to be undone to solve the other problems, we are just pissing away money currently.

Thanks, and Have A Telluride Day!

John E. Howe

PO Box 1890, Telluride, CO 81435

## Gutters

---

From: Celia Maneri (celia.maneri@gmail.com)

To: radio.addiction@yahoo.com

Cc: scottstrand@earthlink.net; bwarlock@mac.com; jeffcieslik@jeffcieslik.com; sclements@tellurideskiresort.com; howej43@gmail.com

Date: Friday, August 19, 2022 at 12:54 PM MDT

---

Since we have been here in a lot of the rainy days, we have watched our gutters more closely. And since we hear new ideas for gutters are being proposed, I would like some consideration and to let you know some of our issues at unit 10, not outstanding the fact we flood into the unit next doors patio which I assume needs fixing as well.

1. Our gutter has leaked since the day we bought - several fixes which haven't worked but I have a pretty good seal in there now. With the leak slowed, we found that this gutter is actually to far under the new roof (backyard facing the house) left corner (away from shed) so the water comes off the high roof shoots down the corner and spills over the gutter right by our sliding glass door. Also the gutter is not tipped to run water around to out so water pools in that corner in both pieces. This is causing door issue and ice in the winter.

2. Our plan is to put in a patio soon. Please do not put a down spout on this leaking side or add a drain under where we will eventually tile. Best for us is to fix these gutters and run the existing gutter out towards the pine tree. Maybe joining us and the unit next door into a common drain site.

Thank you for listening, silly to fix gutters and not fix the real issues.

Celia

Ps Sorry for length but it is already August and heat tapes and gutters need fixing. Last year, left dangerous icicles of over 10 inches falling by our patio and damage to our sliding door.

Sent from my iPhone



## Re: proposed Board meeting agenda items

---

From: Jason Zende Del (jason@zenlawfirm.com)

To: johndwardhowe3@gmail.com; jeffcieslik@jeffcieslik.com; sclements@telski.com; radio.addiction@yahoo.com; tamihuntsman@mac.com; masseyryan@gmail.com; scottstrand@earthlink.net

Date: Wednesday, August 24, 2022 at 12:14 PM MDT

---

Hello Everyone,

It was very nice meeting some of you a few weeks ago. For those that I didn't have the opportunity to meet, we recently purchased Unit 5. I have served on several property association boards and committees r

Since the topic of gutters and drainage is being discussed, I noticed a somewhat significant problem between Jeff's unit and mine.

There is a ton of water pooling in this area that causes a muddy mess that overflows to our sidewalk entrance. It seems to be caused both by water runoff on our building as well as water runoff from Jeff's unit.

Perhaps gutters are needed? Or maybe a French drain to carry that water towards the creek? See the photo below for reference.



Jason A. Zende Del



Bad things happen to good people.  
We Are Here to Help.

ZENLAWFIRM.COM

888-4-ZEN-LAW

Plano Office:  
7600 San Jacinto Pl., Ste 200  
Plano, TX 75024

---

**From:** johnedwardhowe3@gmail.com <johnedwardhowe3@gmail.com>

**Date:** Wednesday, August 24, 2022 at 12:51 PM

**To:** 'Cieslik Jeff' <jeffcieslik@jeffcieslik.com>, 'Clements Scott' <sclements@telski.com>, 'Gesmundo Deb' <radio.addiction@yahoo.com>, 'Huntsman Tami' <tamihuntsman@mac.com>, 'M

**Subject:** proposed Board meeting agenda items

North Star Board of Directors

Please find the attached proposed Board meeting items with supporting packets

Thanks, and Have A Telluride Day!!!

John E. Howe

PO Box 1890, Telluride, CO 81435

302 Adams Ranch Road #7, Mountain Village, CO 81435

970-596-6254 [johedwardhowe3@gmail.com](mailto:johedwardhowe3@gmail.com)

# Dan Krauss Construction

415 Mnt. Village blvd. #4306

August 1st, 2022

Mountain Village, CO 81435

970-729-0773

License # 01055

Submitted to: Stcott Strand

Project name: North Star , mountain village, co. 81435

UNIT 17, SOFFIT REPAIR

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**Dan Krauss Construction agrees to supply all labor and materials as noted for the completion of following work. All work to be done according to the manufacturer's specifications, and to the satisfaction of owner/builders.**

**Contract to include the folloeing:**

LABOR:

Re-install soffit with venting strips, remove fan and repair blocking. 12 man hours @ \$60.00/hr, total of \$720.00

MATERIALS

Fast

Fasteners and venting strips \$75.00:

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## **Conditions**

1. Any changes, deviations, additions or delays may result in additional charges.

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Dan Krauss Construction hereby proposes to furnish all materials and labor in accordance with the above specifications for the sum

Total Due: \$795.00

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**TERMS: Due** upon completion, \$795.00

**Acceptance of Proposal:** The above pricing, specifications and conditions are satisfactory and I/We hereby accept them as indicated. Dan Krauss is authorized to do the work as specified. Payments will be made as stipulated above. It is understood this job is done in conjunction with Dan Krauss Construction

Authorized Signature\_\_\_\_\_

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\_\_\_\_\_  
Dan Krauss Construction

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# Dan Krauss Construction

415 Mnt. Village blvd. #4306

August 1st, 2022

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Submitted to: Stcott Strand

Project name: North Star , mountain village, co. 81435

UNIT 7: Gutter and heat tape installation

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**Dan Krauss Construction agrees to supply all labor and materials as noted for the completion of following work. All work to be done according to the manufacturer's specifications, and to the satisfaction of owner/builders.**

**Contract to include the folloeing:**

LABOR:And MATERIALS

Installation of 25 feet 6 inch k-style gutter @ \$25.00/ft,total of \$625.00 and 20 feet downspout @ \$15.00/ft total of \$300.00, includes middle area upper roof on backside above deck, bottom of valley on far left, and in front right side of valley.

Installation of 220 volt heat tape thru gutters and downspout, 200 feet @ \$10.00/ft,total of \$2,000.00. 200 feet can be added on to 235 feet of existing heat trace at the termination point above back deck right side 8 feet above deck with splice kit since current circuit allows up to 550 feet

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## **Conditions**

1. Any changes, deviations, additions or delays may result in additional charges.

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Dan Krauss Construction hereby proposes to furnish all materials and labor

Total Due: \$2,935.00

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**TERMS: Due** upon completion, \$2,935.00

**Acceptance of Proposal:** The above pricing, specifications and conditions are satisfactory and I/We hereby accept them as indicated. Dan Krauss is authorized to do the work as specified. Payments will be made as stipulated above. It is understood this job is done in conjunction with Dan Krauss Construction

Authorized Signature\_\_\_\_\_

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\_\_\_\_\_  
Dan Krauss Construction

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# Dan Krauss Construction

415 Mnt. Village blvd. #4306

August 1st, 2022

Mountain Village, CO 81435

970-729-0773

License # 01055

Submitted to: Stcott Strand

Project name: North Star , mountain village, co. 81435

Units 1-18 Roof venting above back decks

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**Dan Krauss Construction agrees to supply all labor and materials as noted for the completion of following work. All work to be done according to the manufacturer's specifications, and to the satisfaction of owner/builders.**

**Contract to include the folloeing:**

## LABOR

Add venting under roof to wall flashing above back decks, requires removal and replacement of existing siding in order raise roof to wall flashing for installation of venting, 18 units @ \$750.00 each, total of \$13,500.00

## MATERIALS

Just \$100.00 for fasteners, venting materials on site

**We have purchased the vents already. It is stored under unit 4.**

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## **Conditions**

1. Any changes, deviations, additions or delays may result in additional charges.

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Dan Krauss Construction hereby proposes to furnish all materials and labor

Total Due: \$13,600.00

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**TERMS: Due** upon completion, \$13,600.00

**Acceptance of Proposal:** The above pricing, specifications and conditions are satisfactory and I/We hereby accept them as indicated. Dan Krauss is authorized to do the work as specified. Payments will be made as stipulated above. It is understood this job is done in conjunction with Dan Krauss Construction

Authorized Signature\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Dan Krauss Construction

\_\_\_\_\_



Re: Hello from Unit 5.

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From: Jeff R. Cieslik (jeffcieslik@jeffcieslik.com)

To: scottstrand@earthlink.net

Cc: sclements@tellurideski resort.com; masseyryan@gmail.com; radio.addiction@yahoo.com

Date: Wednesday, August 10, 2022 at 05:50 PM MDT

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That sign looks good. 24"x24" is a pretty big size. If it was \$0.45 more we could get free shipping.

It is interesting that someone may be dumping their trash who is not from Northstar. Definitely may need to keep an eye out for that.

Jeff Cieslik  
Haute Realty  
214-535-6628

On Aug 10, 2022, at 6:21 PM, Scott Strand <scottstrand@earthlink.net> wrote:

I think we may want to put a sign on the door. I have an account with this company that makes signs, <https://www.campgroundsigns.com/fod/PS/Dumpster-Signs-Labels>. Take a look at the signs they have or we could make a custom sign but that is more expensive.

Scott Strand

-----Original Message-----

From: Clements, Scott <sclements@tellurideski resort.com>

Sent: Aug 10, 2022 5:08 PM

To: scottstrand@earthlink.net <scottstrand@earthlink.net>, Debbie McIntyre #18 <dmcintyre13@msn.com>, Jeff Cieslik #4 <jeffcieslik@jeffcieslik.com>, Ryan Massey # <masseyryan@gmail.com>

Subject: RE: Hello from Unit 5.

I got a report that someone saw that toilet box that wasn't broken down being carried down from the Meadows parking lot, so it may not even be one of our residents. I saw it this morning and was not too happy myself.

Scott C.

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**From:** Scott Strand <scottstrand@earthlink.net>

**Sent:** Wednesday, August 10, 2022 4:55 PM

**To:** Debbie McIntyre #18 <dmcintyre13@msn.com>; Clements, Scott <sclements@tellurideski resort.com>; Jeff Cieslik #4 <jeffcieslik@jeffcieslik.com>; Ryan Massey # <masseyryan@gmail.com>

**Subject:** Fw: Hello from Unit 5.

EXTERNAL EMAIL/OUTSIDE SENDER WARNING: This email originated OUTSIDE of Telluride Ski and Golf. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Letter from the new owners of unit 5. I have replied to him that others are remodeling their units at the same time. I also let him know about changing the exterior of the building and gave him our website to see the hoa docs.

Scott Strand

Good morning Scott,

We haven't met yet, but we just purchased Unit 5. This is not how I planned on meeting the other owners, but thought I needed to bring this to your attention.

This morning, a woman (I can only assume a fellow resident, but can't know for sure because she didn't feel the need to even say hello) was taking photos of the trash area while I was walking up to it. She was very accusatory to me and blamed me on leaving cardboard on the floor of the dumpster area.

I informed her that wasn't me and that we had broken down our numerous boxes and placed them vertically in the cardboard bin. The boxes that had styrofoam or other trash attached to them that we couldn't breakdown were placed in the trash bin. This was all several days ago.

Still, she accused me of leaving a large cardboard toilet box on the floor of the dumpster area. I again informed her it wasn't mine. FYI, it's not even the same brand as our toilet. Since the cardboard bin was full, I returned the large box I was trying to add this morning back to my garage for the time being.

I'm any event, my family is happy to be here, even part time. My cell is (972) 989-6133 if you want ever need to reach me.

Jason A. Zende Del



Bad things happen to good people.  
We Are Here to Help.



Sample only, there are many other to choose from on that website.

## RE: Board Meeting

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From: johnedwardhowe3@gmail.com

To: tamihuntsman@mac.com; masseyryan@gmail.com; radio.addiction@yahoo.com; sclements@telski.com; scottstrand@earthlink.com; jeffcieslik@jeffcieslik.com

Date: Friday, June 10, 2022 at 11:06 AM MDT

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North Star Board, thanks for your continued efforts in supporting our HOA

it would be helpful at least a week before a proposed Board meeting to send some financial docs out for all members to review

Please sent the following 2022 financial information to all members,  
2021 budget vs actual  
2022 budget vs actual  
Balance sheet  
Loan payment schedule and date of closure

Thanks, and Have A Telluride Day!!

John E. Howe  
PO Box 1890, Telluride, CO 81435  
302 Adams Ranch Road #7. Mountain Village, CO 81435  
970-596-6254 [johnedwardhowe3@gmail.com](mailto:johnedwardhowe3@gmail.com)

-----Original Message-----

From: Tami Huntsman Huntsman <[tamihuntsman@mac.com](mailto:tamihuntsman@mac.com)>  
Sent: Wednesday, June 8, 2022 4:12 PM  
To: Ryan Massey <[masseyryan@gmail.com](mailto:masseyryan@gmail.com)>; Deborah Gesmundo <[radio.addiction@yahoo.com](mailto:radio.addiction@yahoo.com)>; Clements Scott <[sclements@telski.com](mailto:sclements@telski.com)>; Scott Strand <[scottstrand@earthlink.com](mailto:scottstrand@earthlink.com)>; Jeff R. Cieslik <[jeffcieslik@jeffcieslik.com](mailto:jeffcieslik@jeffcieslik.com)>  
Subject: Board Meeting

Hi all,

I would like to have a board meeting and here are the reasons why.

1. Scott Lambert (our painter) and I did a site walk of the buildings two weeks ago. There is damage to the siding from the roof install. In places where they pulled the siding off to put the roof under they did not nail the siding back up. There are some pretty bad areas like the side of unit 5. Scott L. said he will nail back the loose pieces but the pretty involved areas such as the side of unit 5 are too much for him. All of the buildings need to be painted. They are dry, dry, dry. In some places paint is starting to chip which will cost us more.
2. Here are the projects that have been on our to-do list for 10+ years (and the estimated costs)  
Stem wall tops, (\$6,000+), lamp posts,(\$4,000+), garage weatherstripping (?), shed doors (?), address monument rotten board (not much), new shed doors (?)
3. Here are the projects on our list from the last few years Spruce up the island ( I drew up a plan a few years ago-\$6-\$10,000), support decks on units 1, 2, 8 (cheap)

4. Manager

5. Driveway- there are spots that are horrible- unit 8, for example is just gravel.

So, Scott S told me to check our reserves for painting. We have about \$25,000 in the driveway fund. This amount of money is scary! Both painting and the driveway will cost lots of money.

As a board we need to discuss where we are with the roof and how we plan for some big expenses coming up. I for one would like to get all of these past jobs off the list even if it takes an assessment or dues increases.

I will throw out some dates (lots of advance notice) and see what works.

June 22 June23 June28 June 29 @6:00 (maybe in person, outside?)

Thanks,  
Tami

RE: Northstar

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From: johnedwardhowe3@gmail.com (johnedwardhowe3@gmail.com)

To: tamihuntsman@mac.com; tanya@telluridelandandsnow.com

Cc: sclements@telski.com; scottstrand@earthlink.net; jeffcieslik@jeffcieslik.com; radio.addiction@yahoo.com; masseyryan@gmail.com

Date: Sunday, June 12, 2022 at 01:41 PM MDT

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Tami,

If we were to use the same foot print as the existing site it would reduce the cost significantly.

John E. Howe

PO Box 1890, Telluride, CO 81435

302 Adams Ranch Road #7. Mountain Village, CO 81435

970-596-6254 [johnedwardhowe3@gmail.com](mailto:johnedwardhowe3@gmail.com)

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**From:** Tami Huntsman Huntsman <tamihuntsman@mac.com>

**Sent:** Sunday, June 12, 2022 1:12 PM

**To:** Tanya Kennedy <Tanya@telluridelandandsnow.com>

**Cc:** John Howe <johnedwardhowe3@gmail.com>; Clements Scott <sclements@telski.com>; scottstrand@earthlink.net Strand <scottstrand@earthlink.net>

**Subject:** Northstar

Hi again!

John Howe and I worked on the irrigation today and solved some issues but found others on the island.

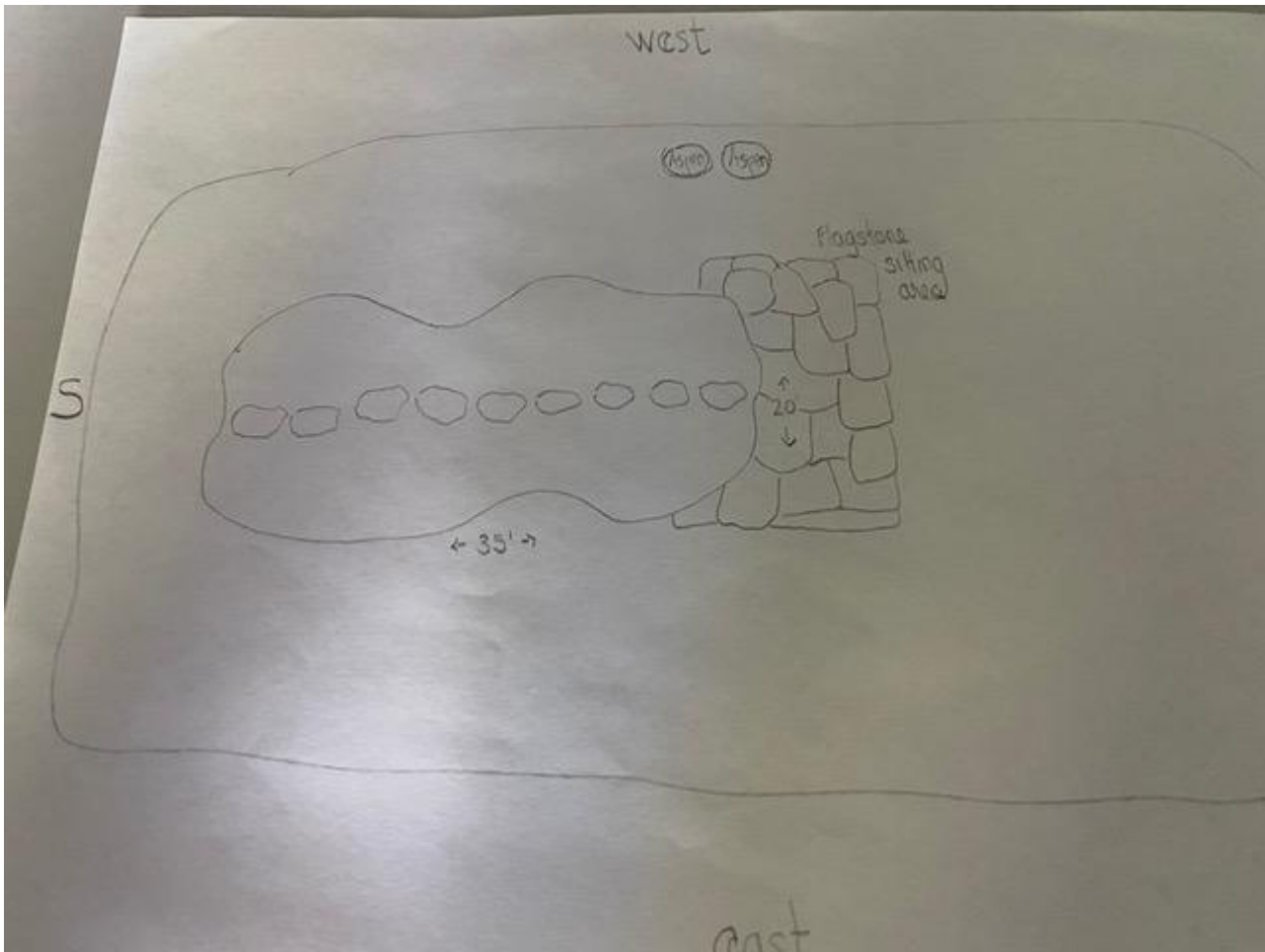
The head across from unit 10 needs to be pushed back so it can easily rise above the hill. I wedged in a rock and toy car which most likely will not last long!

On the east side across from unit 24 and where you see the very dry area the head gets stuck easily and stays in one place.

The head across from unit 21/22 sprays out too far and doesn't cover the area surrounding the head. I tried to adjust it but it did not change.

John wanted to know if you could use a mulching mower so the workers don't have to pick up grass clippings and waste plastic.

Below you will find the design for the island. Maybe you can find the sketch and estimate that was done last spring.?



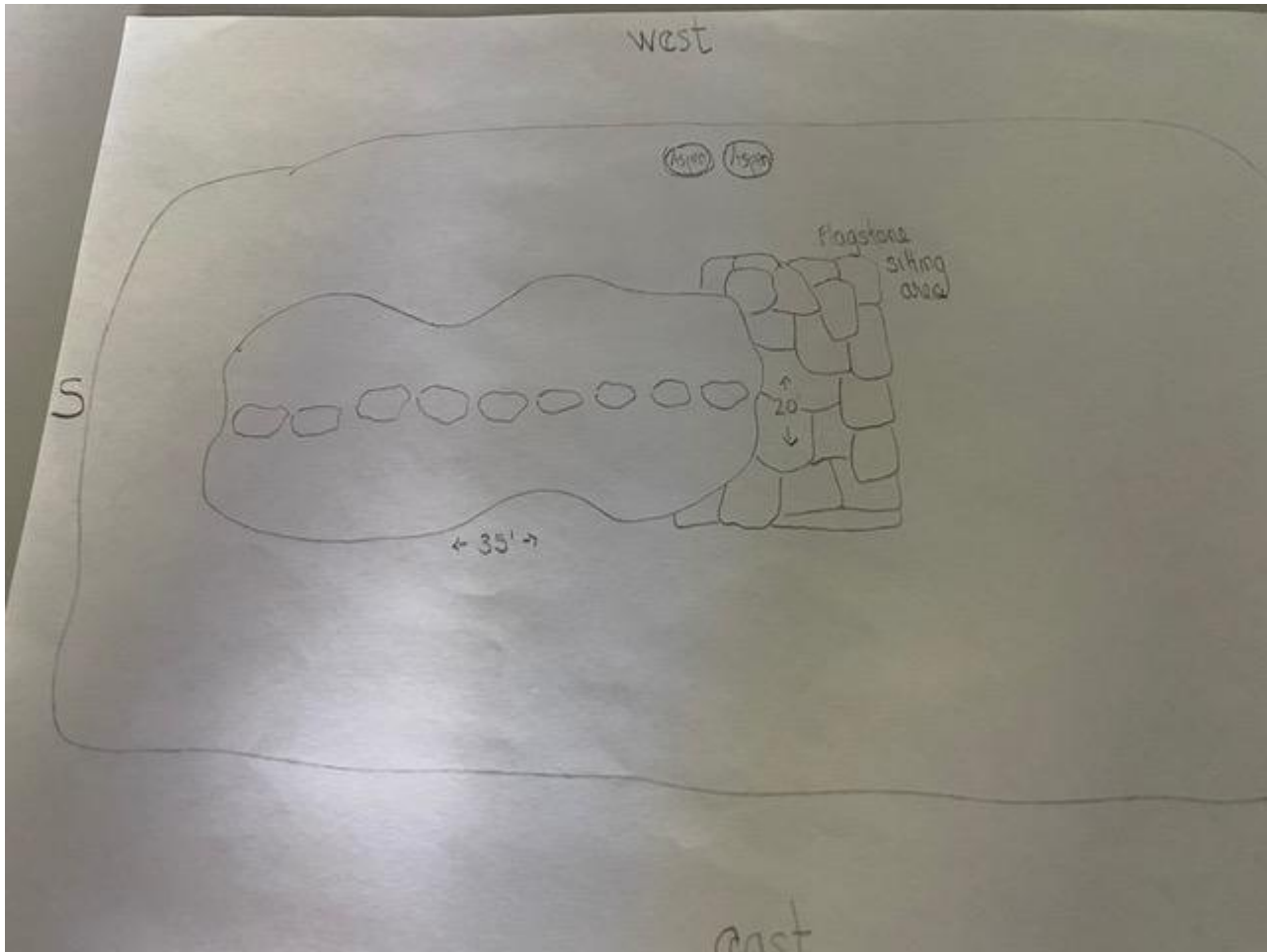


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