

*North Star B Condominium Association, Inc  
Special Board of Directors Meeting Minutes  
November 1, 2022 1730 hours Mountain Time  
In person and Zoom meeting access*

**North Star 2022 Special Board of Directors Meeting Minutes**

**Tuesday, November 1, 2022 – 5:30 PM MST**

Meeting to be held virtually via Zoom and in person Join: Details at the end of the minutes.

1. Call to Order:

- The meeting was called to order via Zoom at 5:33 pm mst by John Howe, President.

2. Proof of notice of meeting:

- Confirmed that notice of the meeting was emailed to all the board members at least ten days prior to the meeting date, October 20, 2022.
- Confirmed that packet materials for the meeting were emailed to all the members on November 1, 2022.

3. Quorum present? (4 out of 7 board members present or by proxy):

- 7 out of 7 present.
- Members present via Zoom: John Howe, President; John Vise, Treasurer; John Vise, Secretary; Jeff Cieslik, Klare Colbert, Scott Strand, Scott Clements, and Mayra Bazavilivazo.

4. Approval of previous Board meeting minutes October 1, 2022, Minutes stand approved as presented without any corrections proffered.

- There was no motion made, approved as presented.

New Business:

- Jeff Cieslik stated that he received the Northstar Building drawings in .pdf format from Scott Strand and these are on the website.
- John Howe said that he is scheduling a Special Meeting with the members on Monday, November 14<sup>th</sup> to approve the 2023 Budget.
- John Howe sent out a Responsible Governance Policy #3 to all the Board Members.
- Conduct of Meetings
- Nomination and election of Board officers: President Vice President, Secretary, Treasurer. A motion was made by Scott Strand to have the following folks Board Officers.
  - President – John Howe.
  - Vice President – Klare Colbert.
  - Treasurer – John Vise.
  - Secretary - Mayra Bazavilivazo.

The motion was seconded by Scott Clements. The motion passed.

- The owners of Unit 25 submitted a request to add a fireplace. Scott Strands made a motion to approve the modification assuming the chimney has a cricket added. Klare seconded the motion. The motion was approved.
- John Howe recommended the following Board of Director meetings be planned in 2023. 2/7, 3/28, 7/11, and 10/10. John Vise made a motion to approve. Klare Colbert seconded the motion. The motion passed.
- Approval of 2023 budget. The 2023 budget was discussed in detail. The budget was reviewed by individual income source and expense, with question, comments, and change made. A motion was made by Scott Strand to approve the 2023 budget. Mayra Bazavilivazo seconded the motion. The motion passed.
- Scott Strand suggested we get Bruin to provide a quote for garbage to compare against our current provider, Waste Management.
- The 2023 budget includes a \$45.00 per month per unit increase in our monthly association dues. The budget also includes a \$7.00 increase per month per unit for the reserve account. We also changed the income line item to be named Roof Loan Assessment.
- 2022 Special Assessment to address a funding short fall in our 2022 expenditures. Scott Clements made a motion to have a \$25,000.00 special assessment due on December 30<sup>th</sup>, 2022 to address are low funding in our checking and savings account by year end. This would be \$1000.00 per unit. Scott Strand seconded the motion. The motion passed.

Adjournment: Motion to adjourn by Scott Strand. Seconded by Scott Clements. Motion passed.  
Meeting was adjourned at 7:18 pm mst.

**Join Zoom Meeting:**

<https://us06web.zoom.us/j/3044132807?pwd=dXlwZm5sOTZDMzY0TFVaOFhRQTQ2Zz09>

Meeting ID: 304 413 2807

Passcode: e6jBJT

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+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

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