

North Star B Condominium Association, Inc
Special Board of Directors Meeting Agenda
Tuesday February 20, 2024, 5:30 pm mst
Zoom

- Roll Call Board members present:
John Vise, President; Scott Strand, Vice President; Dwight Jenzen, Secretary;
Nick Karabas, Treasurer; Jeff Cieslik, John Howe, and Bli Kolbert

Others present: TBD ...

Meeting called to order at TBD ...

- Quorum present: fifty percent (50%) of board members present required for a quorum.
- Proof of notice of meeting: Confirmed that notice of meeting was emailed to all members at least forty-eight hours prior to the meeting date. Meeting notice sent out on Feb 7, 2024.

Agenda Items:

- Approval of previous Board meeting minutes January 22, 2024, minutes stand approved as presented without any corrections proffered. Approved or Not Approved.

New Business:

- Financial Report. Will have budget verses actuals from our bookkeeper (Jill Burchmore) to review. John Vise or Nick Karabas.
- 2024 Maintenance Plans. Will entertain any questions.
 - John Howe presented a draft 2024 list of maintenance projects. The Board will review/adjust/plan as the financial resources and the needs prevail.
- Update on sewer blockage between Units 17 and 18. Nick Karabas.
- Financial responsibility for the emergency plumbing services rendered. Board (in talking with John Howe this should be the homeowner's association. We own the pipes).
- Health responsibilities, mold, and bacteria mitigation duties of Unit 17 as of result of sewage flooding inside the unit. Board.
- Review the Town of Mountain Village number of occupants restrictions (if any). John Vise to reach out and request guidelines.
- See if we can get a mechanical layout of the sewer system. John Vise to reach out and request drawings if they exist.
- Updated web site. Nick Karabas.
- Comprehensive deferred maintenance study. Nick Karabas.
- Bylaws update. Nick Karabas.
- Other items ...

Adjournment: Motion to adjourn by TBD, seconded by TBD. Motion passed. TBD time.

Minutes taken by Dwight Jenzen.

Signed _____, Officer _____, date _____

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