

# North Star Board Meeting 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.
- Approved 9.8.22