

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 Janzen, Secretary; Nick Karabas, Treasurer; Jeff Cieslik, John Howe, and Bli Kolbert

Others present: Carmela Sanna, Jill Burchmore, Aaron Cardwell Unit #6 (new owner)

Meeting called to order at 5:30PM 2024-02-20

- 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.

New Business:

- Financial Report. The budget verses actuals from our bookkeeper (Jill Burchmore) was reviewed by John Vise and Nick Karabas. Looks good on planned spend verses the budget (although early in the year). Plus starting to build back a reserve.
- 2024 Maintenance Plans. Will entertain any questions.
 - John Vise 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).
- The Carl Kelley (plumber) invoice was authorized for payment.
- Review the Town of Mountain Village number of occupants restrictions (if any). John Vise to reach out and request guidelines. There are no restrictions to number of occupants by Mountain Village, only car and noise regulations.
- See if we can get a mechanical layout of the sewer system. John Vise to reach out and request drawings if they exist. Requested. We should be able to get a new drawing of the main private sewer line by Mountain Village since they are interested in tapping into ours with the parking lot and bathroom renovation.
- Updated web site. Nick Karabas action.
- Comprehensive deferred maintenance study. Nick Karabas action. In general the board felt these studies were not worth the money.
- Bylaws update. Nick Karabas and John Vise to review.
- Other items ...
 - Building 3 & 4 downspouts between garages allows water to backflow into garages on the front of building into foundation.
 - If we do anything we primarily need to change the vents in the roofs on building 1, allow more air to flow, problem with condensation, need to review and address. Air flow, ice management, roof management
 - John howe – trash building vehicles destroy the soil, retaining wall needed to resolve.
 - Contract for lawn maintenance
 - Nick motioned to start allowing Quickbooks auto payments. Bli seconded the motion – motion approved.

Adjournment: Motion to adjourn by John H., seconded by Bli. Motion passed. 7:05PM MST time.

Minutes taken by Dwight Janzen.

Signed _____, Officer _____, date _____

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Board members on the "To" Line.

Owners on the "Bcc" Line.

Thanks,

John Vise

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