

North Star B Condominium Association, Inc
Special Board of Directors Meeting Minutes
June 19, 2023, 1730 hours Zoom and in person, unit 7

- Roll Call Board members present:
John Howe, President; John Vise, Treasurer; Jeff Cieslik, Scott Strand and Scott Clements
Members absent: Klare Colbert, Vice President; Mayra Bazavilivazo, Secretary;
Others present:

Meeting called to order at 1739 hours

- 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.

Agenda Items:

- Approval of previous Board meeting minutes March 29, 2023, Minutes stand approved as presented without any corrections proffered.

New Business:

- Financial review by John Vise: John Vise, presented a run rate analysis of the 2023 budget and reported our financial picture was stable.
- Insurance is due July 1, 2023, come to the meeting prepared to make a decision on the policy desired. Jeff Cieslik made a motion to accept the Mountain West proposal, seconded by Scott Clements, motion passed.
- General maintenance:
 - resecure roof heat cable resulting from winter, T&M
 - replace/secure wood trim, resulting from winter T&M
 - Building one, fallen ice damaged about 30 feet of metal roof panels, gutters/downspouts/heat cable added to top roof to prevent again in the future. Down spouts need to be buried and run into drywell. Need to get commitment from electrical contractor. Three electrical contractors contacted, one too busy, one no response, one to visit soon. Proposal from Danny in the amount of \$2,375, which does not include the electrical or trenching the line to the drywell.
 - Scott Lambert, painter, not able to paint this year. We are seeking another painter.
- Special projects:
 - Buildings 3, 4 & 5 new gutters & electrical service
 - Before gutters are installed, we need to get a commitment from an electrical contractor, gutters/downspouts without heat cables = failed gutters. \$4,350 + electrical and trenching to drywell.
 - Driveway drains: welder contacted and will review in two weeks after current project. I will get recommendations regarding relocating underground junction box.

- Drive way pot hole repairs, recommend crack sealing, three contractors contacted, two visits, two proposals received after this meeting.
 - Seal Co. see attached; the amount of patching was increased by the Board. The Board was not interested in the seal coating this year.
 - Asphalt Services & Construction, see attached, they expanded the request and did not itemize
 - The Board will make a decision off line

Adjournment: Motion to adjourn by Jeff Cieslik seconded by John Howe.....motion passed, 1804 hours

Minutes taken by John Howe

Signed _____, Officer _____, date _____