

*North Star B Condominium Association, Inc*  
*Annual Members Meeting Minutes*  
*October 18, 2022 1730 hours Mountain Time*  
*In person and Zoom meeting access*

**North Star 2022 Annual Meeting Minutes**

**Wednesday, October 18, 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 5:32 pm mst by John Howe, President.

2. Proof of notice of meeting:

- Confirmed that notice of the meeting was emailed to all of the members at least ten days prior to the meeting date, October 8, 2022.
- Confirmed that packet materials for the meeting were emailed to all of the members on October 18, 2022.

3. Quorum present? (20% of members present or by proxy):

- 11 out of 25 present.
- Members present via Zoom: John Howe, President; John Vise, Treasurer; John Vise, Secretary; Dave Doemland, Jeff Cieslik, Klare Colbert, Muff London, Annie Varelle-Savath, Scott Strand, Scott Clements, Dwight Jansen, and Mayra Bazavilivazo.
- Proxies presented: Deb Gesmundo > Dave Doemland; Ryan Massey > Scott Clements, Patrick Avard > John Howe; Tami Huntsman > John Howe, Michael Valentine > Klare Colbert, and Jason Zende Del > Jeff Cieslik.
- In person attendance, John Howe and Dave Doemland

4. Review and approval of 2021 annual meeting minutes

- There was no motion made, approved as presented.

5. Old Business:

- John Howe stated that there will be no more new special projects performed in 2022 due to it being so late in the year. There is no new list, current list is dated October 8, 2022. The Board will review and prioritize the special projects in preparation for work in the upcoming year.
- Some members would like to see the 2023 proposed budget reformatted to remove the special projects (\$29K) and paint (\$20K) budgets. A recommendation was made by several members to tie any future special assessment to the planned special projects list.
- There was discussion to try and keep the \$21K Roof Reserve from being used next year and just rename it to be a reserve. Around 20% of a home owners association operating assessment is a good estimate to have a reserve in place.
- There was discussion on the roof loan. It was for 5 years with about 4 years remaining. The 2023 budget is \$18,840.00 which equates to \$1,570 per month. The amount is deducted

automatically from our checking account. Scott Clements said he would dig up the original loan agreement.

- John Howe discussed how excellent the new website is and gave thanks to Jeff Cieslik and Deb Gesmundo for getting the site up and running. The site can be reached at NorthstarHOA.com . John Howe stated that Jeff can be re-imbursed for any costs incurred.
- Jeff Cieslik stated that he received the Northstar Building drawings in .pdf format from Scott Strand and these will be on the website soon.
- There will also be a link on our website to the SourceHOA (our new management company) and vice-versa for them (having a link to our website).
- Drafting of a new set of governing documents was discussed. John Howe said that with the help of Nick Karabas he has discussed creating a new set of governing documents.

#### New Business:

- Source HOA (new management company) will start November 1<sup>st</sup>. Thanks to Jan Newell for all her work as our past accountant.
  - Everyone should have received a statement from Source HOA for November's assessment for \$450.00 (\$380.00 for monthly assessment and \$70 for the reserve).
  - Please sign up with their portal for making payments.
  - Please ignore the \$1000 for the Special Assessment. No motion was brought up at the meeting, so that will be removed from the statement.
- Approval of Special Assessment of \$25,000.00 due on October 19, 2022 by the board, past due on December 30,2022. No motion was brought up. So at this time there is no approved assessment.
- Approval of Special Assessment of \$25,000.00 due on January 1, 2023, past due on April 28, 2022. No motion was brought up. So at this time there is no approved assessment.
- A motion was made by Maya Bazavilivazo to increase the monthly assessment starting in January 2023 and to ensure before approving a special assessment the special projects list is updated and prioritized to tie to the special assessment. The motion was seconded by Muff TBD. The motion was amended to be a \$45 increase for all owners by Annie Varelle-Savath. The motion was seconded by Bly Colbert. The motion passed. This increases our operating assessment for 2023 to \$380.00 +\$45.00 = \$425.00 for non-deed restricted units (22 of them) and \$315.00 +\$45.00 = \$360.00 for deed restricted units (3 of them) per month. This equates to \$112,200.00 (non-deed restricted) and \$12,960.00 (deed restricted) annually. Total 2023 operating assessment is \$125,160.00 annually. The \$70 reserve assessment will remain in place for 2023 for all 25 units.
- Presentation of the 2023 budget. After much discussion the 2023 budget was vetoed by the members. John Howe will schedule-a Board meeting to redraft the 2023 budget.
- Nomination and Election of Board members (members serve one-year terms) If more than seven candidates are nominated a secret ballot election shall be held. Nominations include:
  - John Vise (nominated by himself).
  - Jeff Cieslik (nominated by himself).
  - Scott Strand (nominated by Jeff Cieslik).
  - Klare Colbert (nominated by herself).
  - Scott Clements (nominated by himself).
  - Myra Bazavilivazo (nominated by herself).
  - John Howe (nominated by John Vise).
- Nominations approved.

- Board meeting to immediately follow this membership meeting to elect Board Officers. Due to time, this action was deferred to the next meeting.

Adjournment: Motion to adjourn by Scott Strand. Seconded by Myra Bazavilivazo. Motion passed.  
Meeting was adjourned at 6:02 pm mst.

**Join Zoom Meeting:**

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

Meeting ID: 304 413 2807

Passcode: e6jBJT

One tap mobile

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Dial by your location

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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

+1 301 715 8592 US (Washington DC)

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