

North Star B Condominium Association, Inc
Special Board of Directors Meeting Agenda
Monday June 17, 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, Dave Doemland and Bly
Kolbert

Others present: TBD ...missing

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 Jun 4, 2024.

Agenda Items:

- Approval of previous Board meeting minutes February 20, 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). Nick Karabas.
- Health responsibilities: Mold, and bacteria mitigation duties of Unit 17 as of result of sewage flooding inside the unit. Owners had a mold investigation and performed and there is no mold present because of the sewer blockage. John Vise.
- Structural Update (Units 7, 8, 9, and 10). John Vise.

See attachments -

There are issues with drainage that are needed to be reviewed

- New Addresses for the Northstar Association. Timing, Name Approval, Unit Number Signage Guidelines, New Numbers (most likely will be 101, 102, etc., and Sign Rebate (\$25 per unit).

Decided to have consistent numbers done by one company. Need to remove one set of numbers and determine the scope of work. Would like to keep both numbers up for about a year, suggested to remove old number and hang the existing number below the new number.

- Sewer Line Update. Tradeoff for walkway on west end? John Vise.

Let the city manage main line and we manage access lines.

Fence on the north side of the complex. Trail is on Fairway four.

Next action the agreement with the city.

Any blockage would be reviewed by the city first.

Exit behind building 1 & 2, there is a kink and needs to have the blockage cleared.

Where do our units tie into the main line. No tap in the main line, only tap at the end.

City is only scheduled to do parking lot work this summer and wait a year for the bathroom. We will own the sewer, city will first review and then determine who caused the issue that needs to be repaired.

Add to maintenance plan to remove root ball (50% blockage) in 6 inch line and video the sewer between 11 & 12. Blockage by unit 3 & 4.

- Waste Management Change in Services. John Howe / John Vise.

Motion to accept the new quote. approved

- Garden Update. John Vise.

\$3300 for flowers and \$600 for plants

Need to find someone to replace the work Tammie provided

Recommend not to plant any flowers this year.

Each unit shall maintain the existing flowers in front of their unit.

- 5-Year Maintenance Plan (including 2024). John Vise.

Remove sandpit in common area.

Only need to touch up paint this year.

Asphalt in 5-year plan with getting an analysis from a sealcoat company.

Only maintenance this year, sewer repair, repair heat tape, smashed gutters and drainage issues.

Request all owners to present feedback on issues they have noticed.

Provide direction to owners on a needs assessment for upcoming projects.

Have every unit provide the location of the water shutoff and instructions for access to each unit.

- CCRs Update. Do we want to update our CCRs and restrict businesses from owning a unit? John Vise.

Push to next unit

- Do we adopt a transfer fee upon new sales to help mitigate maintenance costs? John Vise.

Good idea, need to create a motion. Need to research by asking a lawyer.

- Landscape the sandpit quote. John Vise.

In 5 year plan.

- Other items ...

Adjournment: Motion to adjourn by Nick, seconded by Bly. Motion passed. 7:00 PM MST time.

Minutes taken by Dwight Janzen.

Signed _____, Officer _____, date _____

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