

North Star B Condominium Association, Inc
Special Board of Directors Meeting Agenda and Minutes
Monday July 15, 2024, 5:30 pm mst
Zoom

- Roll Call Board members present:
John Vise, President; Nick Karabas, Treasurer; Jeff Cieslik, and John Howe.

Others present: None.

Meeting called to order at 5:35 pm mst.

- Quorum present: Fifty percent (50%) of board members present required for a quorum. 4 out of 7 present.
- 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 Jul 10, 2024.

Agenda Items:

- Approval of previous Board meeting minutes June 17, 2024. Dwight is having computer issues, so the minutes were not sent out and are not approved. We will address at the next Board Meeting.

New Business:

- Structural Foundation Quotes Review and determine next steps. John Vise. The Board reviewed the quotes from Foundation Repair of Western Colorado and Mays Construction. The Board recommends we use Foundation Repair of Colorado. They gave us a quote for each unit. The total is \$116,125.52. Plus \$5K for Brian Kurtz's work to date (structural engineer). Plus, another \$5K for Brian's support during the work. Nick was thinking we need to add \$5K for miscellaneous and legal fees. We should budget \$130K. That would equate to \$5,200 per unit (Special Assessment). They want 25% up front, \$1300 per unit. They can start in late August. Nick Karabas made the motion, John Howe second. Motion passed.
- A schedule was discussed on how to present the foundation problem and resolution to the Unit Owners. Letter to be drafted by John Howe and sent to the Unit Owners by July 29th. Workshop meeting to be held on August 5th. Have Brian Kurtz in attendance. Hold Owners meeting on August 19th. We require 51% of those in attendance to approve the special assessment. John Howe made the motion, Nick Karabas second. Motion passed.
- John Vise to check on warranty and payment plan with Foundation Repair of Western Colorado.
- Nick Karabas drafted a Beaver Notification Letter that will be sent to TS&G as well as the Town of Mountain Village Council members explaining that the Beavers have raised the water level of Prospect Creek next to the east end of our property and have contributed to the soil erosion on our property. Brian Kurtz confirmed this in his report. The land is designated as wetlands. TS&G owns

the parcel, and the Town of Mountain Village manages the parcel. We should also send the structural report to TS&G and the Town of Mountain Village as well. John Howe made the motion to have John Vise send the letter, Nick Karabas second. Motion passed.

Adjournment: Motion to adjourn by Jeff Cieslik, seconded by Nick Karabas. Motion passed. 6:20 pm mst.

Minutes taken by John Vise.

Signed _____, Officer _____, date _____

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