

North Star B Condominium Association, Inc
Special Board of Directors Meeting Agenda
Monday October 7th, 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 Bly Kolbert

Others present: **TBD ...**

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 Oct 23rd, 2024.

Agenda Items:

- Approval of previous Board meeting minutes June 17th, 2024, minutes stand approved or not approved as presented without any corrections offered.

New Business:

- Financial Report. Budget verses actuals. Nick Karabas.
- New Addresses Numbers. Reflective 6-inch gray numbers have been ordered and received from Home Depot. The Telluride Handy man has picked up the numbers and will have them installed by September 30th. New address number installation rebate from the Town of Mountain Village submitted (\$25 x 25 units = \$625). John Vise.
- Structural Update. Quotes received from Western Foundation Repair for fixing Units 7, 8, 9, and 10. They surveyed the rest of buildings 2 and 3 on September 9th (Units 5, 6, 11, and 12). Waiting on updated quote for Unit 6. It was the only one of the four that had foundation issues. John Vise.
- Sewer Line Update. We received the sewer lease agreement form the Town of Mountain Village on September 23rd. John Vise.
- New garbage bins deployed. To much common garbage is being placed in the recyclable bin. Deb Gesmundo suggested better signage for education, especially in Spanish. Dave Doemland offered to produce. Plus, he will leave his garbage cart in the shed for all homeowners use.
- Review 2025 proposed Maintenance Budget and 10-year Long Term Maintenance Plan. Nick Karabas and John Vise.
- Building water shut off locations identified and put on the Association Website. Bly Kolbert.
- CCR Review. John Vise.
- Other Items?

See attachments:

1. Financial Report.
2. Sewer Lease Agreement.
3. 2025 and Long-Term Maintenance Budget.

- Other items ...

Adjournment: Motion to adjourn by **TBD**. Seconded by **TBD**. Motion passed. TBD PM MST time.

Minutes taken by Dwight Janzen.

Signed _____, Officer _____, date _____

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