

*North Star B Condominium Association, Inc*  
*Special Board of Directors Meeting Agenda*  
*Monday November 4<sup>th</sup>, 2024, 5:30 pm mst*  
*Zoom*

- Roll Call Board members present:  
John Vise, President; Scott Strand, Vice-President; Dwight Janzen, Secretary; Jeff Cieslik, and Bly Colbert

Others present: None.

Meeting called to order at 5:32 PM MST.

- Quorum present: Fifty percent (50%) of board members present required for a quorum. Quorum achieved.
- 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 30<sup>th</sup>, 2024.

Agenda Items:

- Approval of previous Board meeting minutes October 28<sup>th</sup>, 2024, minutes stand approved or not approved as presented without any corrections offered. Motion to approve the minutes made by Bly. Seconded by Jeff. Motion approved.

New Business:

- 2025 Budget. John Vise reviewed the 2025 budget via the Northstar Condominium Association – Budget (Working Paper). A motion to approve the budget was made by Scott. It was seconded by Jeff. The motion was to increase monthly dues to \$750.00, an increase of \$148.00 on unrestricted units. The same increase will be applied to the 3 deed restricted units.
- The following suggestions were made in conjunction with the Budget:
  - A committee will be formed to review siding options (type, expense, and funding) before we move forward with painting Building 1 next summer.
  - We will hire a civil engineer to provide an independent assessment on what options we have on maintaining the asphalt before we replace.
  - John Vise, John Howe, Bly, and Scott Strand to meet to determine the best way forward on improving the drainage (ducts, heat tape, drainpipes, etc.) on Buildings 2, 3, and 4.

See attachments:

1. Northstar Condominium Association – Budget (Working Paper)
2. North Star – 2025 Proposed Budget as of 11.04.2024 (official).xlsx

Adjournment: Motion to adjourn by Bly. Seconded by Jeff. Motion passed. Meeting adjourned at 6:42 PM MST time.

Minutes taken by Dwight Janzen.

Signed \_\_\_\_\_, Officer \_\_\_\_\_, date \_\_\_\_\_

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