

North Star B Condominium Association, Inc
Special Board of Directors Meeting Minutes
Monday December 2nd, 2024, 6:15 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 Colbert

Others present: None.

Meeting called to order at 6:15 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 was not sent out. Meeting was held after the annual owners meeting to elect officers. John Howe made a motion to waive the notice of board meeting. Nick seconded. Motion passed.

Agenda Items:

- Approval of previous Board meeting minutes November 4th, 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:

- Election of officers: John Howe made a motion to keep the same officers in place for 2025. Jeff seconded the motion. The motion passed.
 - John Vise. – President.
 - TBD – Vice President. Scott Strand will not be a board member in 2025. We will need to assign at a future date.
 - Dwight Janzen – Secretary.
 - Nick Karabas – Treasurer.
- Unit 13 Proposal to construct a patio with a hot tub on the Limited Common Element. Nick made a motion to approve the Architectural Exterior Review Change. Jeff seconded. Motion passed. John Howe stated that the form titled, North Star B Condominium Association, Inc. Modification of Common and External Elements Authorization and Agreement Application must be signed by John Vise and submitted to the Unit Owners.
- Other comments:
 - John Vise to contact snow removal to inform them they are not removing the snow properly around the drains in front of Building One.

- We need to develop a Statement of Work for the Property Manager Job Description.

See attachments:

- None.

Adjournment: Motion to adjourn by Bly. Seconded by Jeff. Motion passed. Meeting adjourned at 6:30 pm mst time.

Minutes taken by Dwight Janzen.

Signed _____, Officer _____, date _____

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