

North Star B Condominium Association, Inc
Unit Members Meeting Agenda
Monday December 2nd, 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 Colbert

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 10 days prior to the meeting date. Meeting notice sent out on Tues, Nov 12th, 2024.

Agenda Items:

- Approval of previous Board meeting minutes December 4th, 2024, minutes stand approved or not approved as presented without any corrections offered.

New Business:

- Structural Repair Assessment. Vote on approving the structural repairs.
- Summary as follows:
 - The units that will be repaired are 7, 8, 9, 10, and 11. Groundworks of Colorado will be authorized to perform the work.
 - The new total is \$116,125.52 + \$20,758.65 = \$136,884.17. Plus \$5K for Brian Kurtz's work to date (structural engineer). Plus, another \$5K for Brian's support during the work. We need to add \$5K for miscellaneous fees. We should budget \$152,000.00. 10% payable upfront will be sufficient to start the process with the Town of Mountain Village (permits). They would schedule work in May / June of next year based on the affected owner's availability. It would take approximately 6 weeks to complete. The 90% would be due Net 30 upon work completion.
 - The special assessment would consist of the following payments.
 - 10% on 12/15/2024, \$15,200.00, \$608.00 per Unit.
 - 45% on 3/31/2025, \$68,400.00, \$2,736.00 per Unit.
 - 45% on 6/01/2025, \$68,400.00, \$2,736.00 per Unit.
- 2025 Budget. Vote on approving the budget.
- 2025 Officers. Vote on the officers for next year.

See attachments:

1. 2025 Budget.

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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