

North Star B Condominium Association, Inc
Annual Unit Owners Meeting Agenda (Draft)
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: Aaron Cardwell, Deb Gesmundo, Chris McCoach, Lindsay Allison.
Michael Garard (proxy)

Meeting called to order at 5:42 pm mst.

- 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 annual meeting minutes November 14th, 2023, minutes stand approved or not approved as presented without any corrections offered. John Howe made a motion to approve the minutes. Jeff seconded. Motion passed.

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.
 - John Howe made a motion to approve the minutes. Jeff seconded. Motion passed.

- 2025 Budget. Vote on approving the budget. \$148.00 increase per month for association dues starting in January 2025. Nick made a motion to approve the budget. Jeff seconded the motion. Motion passed.
- 2025 Officers. Vote on the Board Officers for next year. John Howe made a motion to carry over the existing board into 2025. Bly seconded the motion. Scott Strand stated he does not want to be on the board in 2025. No other nominations were presented for the 7th position. We will continue to work to get one more board member added. Motion passed.

See attachments:

1. 2025 Budget.

Adjournment: Motion to adjourn by Nick. Seconded by Jeff Motion passed. 6:15 PM MST time.

Minutes taken by Dwight Janzen.

Signed _____, Officer _____, date _____

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