

# North Star 2021 Annual Meeting Minutes

Wednesday, March 31, 2021 – 6:00 PM

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Meeting to be held virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/81841811667?pwd=K29hVnp3WUU2QmtuQ0VYUJ6djNtQT09>

Meeting ID: 818 4181 1667

Passcode: 610543

Dial In: 669 900 6833

## 1. Call to Order

- The meeting was called to order via Zoom at 6:06pm by Scott Strand, President.

## 2. Proof of notice of meeting

- Confirmed that notice of the meeting was emailed to all of the members at least ten days prior to the meeting date.

## 3. Quorum present? (20% of the members present or by proxy)

9 out of 25 present

- Members present via Zoom: Scott Strand, President; Scott Clements, Treasurer; Deb Gesmundo, Secretary; Celia Maneri, Julie and Billy Warlock, John Howe, Gary Rodriguez, Jeff Cieslik
  - Proxies presented: Dave Doemland > Scott Strand
- ## 4. Review and approval of 2020 annual meeting minutes
- The Draft Minutes from the 2.24.2020 Annual Meeting were not included in the packet. A vote will take place via email for this action item.
- ## 5. Manager's report, Q&A for topics on report sent out with noticing documents.
- a. Roof Vents,
  - b. Heat tape installation, electric meter upgrades & gutters
  - c. Backyard Drainage for units 9-18
  - d. Furnace vent replacement
  - e. Summer painting
  - f. Project manager
- Scott Strand presented and reviewed the 2021 Annual Meeting Letter from the HOA board. He provided an update on the roof including what still needs to be completed and issues that are cropping up with the installation thus far. He facilitated a discussion on possible solutions for some of the issues related to the new roof including heat tape and electrical requirements, gutters and drainage solutions, as well as roof venting and the furnace vents.

- It was decided that summer painting will not happen this summer. The focus will be to get the roof completed before taking on any other projects. The consensus was in agreement.
  - Scott Strand recommended that the HOA hire a project manager to oversee the completion of the roof project. The consensus was in agreement.
6. Finance
- a. Review Budget vs actuals
  - b. Discuss dues increase
  - c. Adopt 2021 budget
- Scott Strand presented and reviewed the financials. He recommended a dues increase of \$34/month per unit and explained any changes to the 2021 budget.
  - John Howe made a motion to approve the Operating Assessment of \$110,544 and the Roof Reserves Assessment of \$21,000 as presented in the 2021 Budget. The motion was seconded by Billy Warlock. Vote: 9-0.
  - Scott Strand made a motion to increase the monthly dues for every unit in the HOA by \$34 per month effective January 1, 2021. The majority of the units (22) will go from \$416 to \$450 per month. Billy Warlock seconded the motion. Vote: 9-0.
  - John Howe made a motion to approve the 2021 Budget as presented. Billy Warlock seconded the motion. Vote: 9-0.
7. Nomination and election of board members
- Scott Strand, Scott Clements, and Deb Gesmundo agreed to stay on the HOA board for 2021. Billy Warlock nominated John Howe, but John Howe declined. Then Jeff Cieslik and Billy Warlock volunteered to join the board. Scott Strand made a motion to accept the five nominations for the board. Scott Clements seconded the motion. Vote: 9-0.
8. Other Business
- Nothing new was discussed.
9. Adjournment
- John Howe made a motion to adjourn the meeting at 7:21pm. Celia Maneri seconded the motion. Vote 9-0.
10. New Board to meet following adjournment to elect officers

Minutes taken by Deb Gesmundo, Secretary