

**Northstar Property Owners Association  
Board of Directors Meeting  
December 14, 2024, 9:00 am Pacific Standard Time  
NPOA Recreation Center or Video Conference**

**AGENDA**

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|-------|---|----------|
| I.    | <b>Call to Order, Roll Call, Determination of Quorum</b>  | 9:00 am  |
| II.   | <b>Property Owners Comments -</b> (Comments limited 3 minutes)  | 9:05 am  |
| III.  | <b>Approval of Meeting Minutes</b><br>a. Regular Board of Directors Meeting, October 19, 2024   | 9:10 am  |
| IV.   | <b>Community Reports</b><br>a. NCSD<br>b. Vail Resorts<br>c. NTRAC  | 9:20 am  |
| V.    | <b>Committee Reports: Update/Discussion/Action</b><br>a. Executive Finance – (a) Ratification of monthly reviews; (b) Funds Transfers<br>b. Budget/Finance<br>c. Audit<br>d. Strategic Planning & Visioning – Update on potential Capital Improvement Projects<br>e. Special Events – Update holiday event Dec 21 <sup>st</sup><br>f. Communications<br>g. Risk Management/Legal - Insurance Policy Review & 2025 renewal, Corporate Transparency Act<br>h. Design Review & Community Standards<br>i. NPOA/Condo<br>j. Personnel<br>k. Community Development – NCSD Wood Energy Project, Trails<br>l. Committee Charters – Discussion on draft charter template | 9:30 am  |
| VI.   | <b>Old Business: Update/Discussion/Action</b><br>a. Replacement Reserve/Operating/Improvement Projects<br>b. General Release & Waiver of Liability update   | 10:30 am |
| VII.  | <b>New Business: Update/Discussion/Action</b><br>a. Review and Approve Replacement Reserve/Operating/Improvement Projects<br>b. Access Policy – Review revision<br>c. Parking Lot Policy – Member request regarding guest access  | 10:35 am |
| VIII. | <b>General Managers Report: Update/Discussion/Action</b>  | 10:45 am |
| IX.   | <b>Correspondence</b>   | 10:50 am |
| X.    | <b>Directors Comments</b>   | 10:55 am |
| XI.   | <b>Next Board of Directors Meeting Dates</b> – Jan 14 at 8:00 am (if needed); Feb 8 at 9:00 am  |          |
| XII.  | <b>Executive Session – (a) Hearings for Violations fines; (b) Contract Matters;<br/>(c) Personnel Matters OR Personnel Reviews, Annual Bonus &amp; Salary Adjustments</b>   | 11:30 am |
| XIII. | <b>Adjournment</b>  | 12:30 pm |