**Approved 2.27.2024**

**LULU CITY ASSOCIATION**

**BOARD MEETING**

**Thursday, January 4th, 2024, 5:00 P.M. (MST) / 7:00 PM (EDT)**

**Location: Zoom Conference**

***MINUTES***

1. Roll call, determination of quorum and certification of proxies.

Jill O’Dell, Andrea Booth, Dan Peterson, Mary Koprowski, Jennifer Van Der Bordt, Barb Nazari, and Pam Maurer. ***All board members were present.***

1. Motion to Approve/Waive Notice of Owners/Members Meeting.

***Jill O’Dell made a motion to approve notice of the meeting, Mary Koprowski seconded, and the motion passed.***

1. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Board is 7, Quorum 4 Act of majority of quorum of Directors is an act of the Board; 4 Votes = act of Board**
2. Approval of Agenda: **Mary Koprowski made a motion to approve the agenda, seconded by Andrea Booth and the motion passed.**

5. Approval of the Minutes for the Board meeting on November 9, 2023

***Pam Maurer made a motion to approve the Minute from the Board Meeting on November 9th, 2023. Mary Koprowski seconded the motion. All in favor.***

6. Request from an owner to speak on an agenda item: N/A

7. Old Business:

a. Denver Law firm – board reviewed fee letter and approval of hiring of attorney, Aaron Goodlock and the retainer required.

8. New Business:

a. Renewal of contracts for the following:

* Jarmik Property Management Inc. – staying with existing contract
* Shugars and Company – Kurt increases from $80/hr to $95/hr, tax returns
* Magpie Maintenance – staying with existing contract

***Dan Peterson made a motion to approve all contracts and rates, seconded by Andrea Booth. All in favor***.

b. Election of officers – Board of Directors elects the officers

***Andrea Booth nominated Jill O’Dell as President. Barb Nazari seconded. All in favor.***

***Andrea Booth nominated Barb Nazari as Vice-President. Pam Maurer seconded the motion. All in favor.***

***Jill O’Dell nominated Andrea Booth as Secretary. Pam Maurer seconded the motion. All in favor***.

***Jill O’Dell nominated Mary Koprowski as Treasurer. Barb Nazari seconded the motion. All in favor.***

c.  ***Dan Peterson made a motion to ratify the repairs to the shower in 4A. Andrea Booth seconded the motion. The motion passed unanimously.***

9. Next meeting date and time: **Feb 27th, 2024, at 3:30 P.M. (MST)**

10. Adjourn Board Meeting: ***Jill O’Dell made a motion to adjourn the meeting at 5:50 PM.***