

LULU CITY HOMEOWNERS ASSOCIATION
Minutes to Board meeting of
November 28, 2017, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room #6
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call:
Board members present in person or via conference call: Jill O’Dell, Jan Davy, Kelly McGinty, Dan Peterson and Michael McAllister.
Others in attendance or via conference call:
Judi Balkind – HOA manager
David and Mike Zutler, Owners of LuLu City 5F
Chris Koprowski, Owner of LuLu City 3F
2. Motion to approve/waive notice of meeting. *Jill O’Dell made a motion to approve notice of the meeting, Jan Davy seconded and motion passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (either 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
4. Approval of Agenda. *Jill O’Dell made a motion to approve the agenda, motion seconded by Kelly McGinty and passed.*
5. Approval of the Minutes from the November 10, 2017 Board meeting. *Jill O’Dell made a motion to approve the minutes, motion seconded by Jan Davy and passed.*
6. Requests to Speak on Agenda Topics
 - a. Neil Elinoff – fire alarm panels Neal was not present at this meeting.
7. New Business.
 - a. Fire Panel Replacement – The Alarm Company will be presenting a bid to “hardwire” the sounders in each unit and eliminate the wireless system. A second vendor will be contacted for another bid.
 - b. Deck and Post Project. Mark Carlson, Carlson construction is working on estimates for the repairs of the decks and posts. It has been difficult in obtaining bids – contractors are busy with new construction. Mark is anticipating getting a bid to the board

within the next week.

c. Cleaning and snow removal bid from Carlson. The contractors were presented by Jim Carlson. The board agreed to the snow removal contract on a time basis vs. a set contract. The common area cleaning bid was presented with an annual rate between \$16,000 and \$18000. Kelly McGinty agreed to contact two additional vendors for bids.

d. O'Dell's construction into HOA common space. Jill O'Dell noted to the board she may be interested in remodeling her unit. She does not have a time frame or scope of the remodel project but will keep the board informed of any progress.

e. Annual Owner's Meetings – December 9 2017 @ 3:30 pm. The Annual HOA meeting will be held on Saturday December 9 2017 from 3:30 – 5:30 PM at the library.

f. Landscaping – Jan Davy. Jan Davy presented a bid from the Blooming Landscapes. Jan Davy worked on reducing the landscaping budget by eliminating “whisky barrels” on the West Pacific side and eliminates some mulch and one shrub. Dan Peterson suggested using the funds from the beautification budget.

g. LuLu City – approval of unit 6 A Loft expansion – A suggestion was made to send a “Survey Monkey” to all owners. Discussion ensued. Dan Peterson recapped the requirements, i.e. Permits, approval etc. that he needed for his remodel to his unit. Dan Peterson agreed to contact Nicki and Dan Bergstromm and review the procedures before sending out the survey monkey to all owners.

h. Approval for LuLu City 5c – install vent on exterior of building 5 for stove top per requirement from the Town of Telluride. Discussion ensued
Jill O'Dell made a motion to approve the installation of the outside vent, using the same material that is consistent with the exterior of the building and informing the owner they are responsible for any issues caused by the penetration of the vent through the outside wall. Jan Davy seconded and motion passed.

i. Other. – Holiday Gathering. Dan Peterson, owner of LuLu City 6I has offered to host a Holiday Gathering at his unit from 6:00 – 7:30 PM on December 9, 2017 (following the annual HOA meeting).

8. Next meeting date and place: __TBD__

9. Adjournment Jill O'Dell made a motion to adjourn the meeting.

Respectfully submitted,

//jb//

By: Jarmik Property Management, Inc.

Judi Balkind, LuLu City HOA Manager