

**CONSENT OF DIRECTORS OF  
THE LULU CITY CONDOMINIUM ASSOCIATION, INC.**

The undersigned members of the Board of Directors of THE LULU CITY CONDOMINIUM ASSOCIATION, INC., a Colorado non-profit corporation (“**Association**”), pursuant to section 7.f. of the Second Amended and Restated Bylaws of the Association, hereby consent to, adopt, approve and authorize the actions set forth below.

WHEREAS, the actions taken in this Consent are approved by at least a majority of a quorum of Directors; and

WHEREAS, the Association’s Board of Directors held a duly noticed special meeting on August 31, 2023 to discuss the Building 6 boiler and recommendations for its partial replacement; and

WHEREAS, the Directors directed the Association’s property maintenance manager, Matt Lewis, to obtain more information from the plumbing contractors who have submitted bids on the replacement and repairs, including but not limited to information related to any current warranties and obtaining an extended warranty; and

WHEREAS, the Directors have been advised by the property maintenance manager and plumbing contractors not to wait until another meeting can be noticed in order to decide upon the boiler replacement/repairs, as the boiler is not functioning properly and could likely fail in the interim.


NOW, THEREFORE, IT IS RESOLVED, that the Board of Directors hereby:


1. Approves and accepts the attached estimate of Advanced Hydronics, LLC in the amount of \$35,169.36 for repair and partial replacement of the Building 6 boiler system, and directs that all such work be undertaken as soon as possible.
2. Approves the purchase of an extended warranty or warranties for such work and parts, if available, for a total amount not to exceed \$500.00, or such other amount as the Board of Directors may approve at a meeting called for such purpose.
3. Approves levying a Special Assessment against the Building 6 Units for the cost of such work and warranty, with the option to pay in three (3) installments.
4. Directs and authorizes all other necessary and appropriate acts to carry out the foregoing resolutions.

**THE LULU CITY CONDOMINIUM ASSOCIATION, INC.**

DIRECTORS:

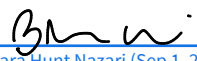
By: Jill O'Dell Date: Sep 1, 2023  
Jill O'Dell

By:  Date: Sep 1, 2023  
Mary McLaughlin Koprowski (Sep 1, 2023 17:22 EDT)  
Mary McLaughlin Koprowski

By:  Date: Sep 1, 2023  
daniel.peterson (Sep 1, 2023 14:34 PDT)  
Dan Peterson

By:  Date: Sep 1, 2023  
JENNIFER VAN DER BORGT (Sep 1, 2023 14:32 PDT)  
Jennifer Van Der Borgt

By:  Date: Sep 1, 2023  
Andrea Booth (Sep 1, 2023 17:11 EDT)  
Andrea Booth

By:  Date: Sep 1, 2023  
Barbara Hunt Nazari (Sep 1, 2023 14:13 PDT)  
Barbara Nazari, Director



Advanced Hydronics LLC  
 PO Box 2921  
 Telluride, CO 81435 US  
 (970)708-3756  
 solomon@advancedhydronicsllc.com

# Estimate

**ADDRESS**

Lu Lu City HOA  
 C/O Shugars & CO. - Kandy  
 Shugars  
 PO BOX #2517  
 Telluride, CO 81435

**SHIP TO**

Lu Lu City Bld. #6  
 PO BOX #2517  
 Telluride, CO 81435

**ESTIMATE # 1125**

**DATE 08/21/2023**

ACTIVITY	QTY	RATE	AMOUNT
Remove and dispose of existing Turbomax water heater. Install 3 stainless steel extra high output indirect water heaters. Includes all system piping (reverse return), isolation valves, vacuum breakers, T&P valves, temperature gauges, and potable expansion tank.	90	150.00	13,500.00
IBC IWT 85MAX XHO High Output Indirect Serial # Serial # Serial #	3	3,826.88	11,480.64T
Flexcon WHV-50 15 Gallon Thermal Expansion Tank	1	732.98	732.98T
Miscellaneous Materials - Copper pipe & fittings, isolation valves, etc.	1	7,730.57	7,730.57T

Terms: 50% upon acceptance, 50% upon completion, net 15 days.  
 Excludes: Condition of existing system.  
 Pipe Insulation.  
 Extreme water hammer when member boiler is enabled. Will repair on T&M basis.  
 Additional DHW pump.

<b>SUBTOTAL</b>	33,444.19
<b>TAX</b>	1,725.17
<b>TOTAL</b>	<b>\$35,169.36</b>

Accepted By

Accepted Date











# 20230901 CONSENT OF DIRECTORS (Bldg 6 Boiler)

Final Audit Report

2023-09-01

Created:	2023-09-01
By:	Nicole Pieterse (nicole.rplaw@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1PTqXtmj6AZZN_YJfRqwWcPeAW2JtyEM

## "20230901 CONSENT OF DIRECTORS (Bldg 6 Boiler)" History


-  Document created by Nicole Pieterse (nicole.rplaw@gmail.com)  
2023-09-01 - 8:58:35 PM GMT- IP address: 209.140.8.230
-  Document emailed to Jill O'Dell (jillodell72@gmail.com) for signature  
2023-09-01 - 9:00:19 PM GMT
-  Email viewed by Jill O'Dell (jillodell72@gmail.com)  
2023-09-01 - 9:01:16 PM GMT- IP address: 104.28.48.213
-  Signer Jill O'Dell (jillodell72@gmail.com) entered name at signing as Jill O'&#39;Dell  
2023-09-01 - 9:01:37 PM GMT- IP address: 170.151.138.143
-  Document e-signed by Jill O'Dell (jillodell72@gmail.com)  
Signature Date: 2023-09-01 - 9:01:39 PM GMT - Time Source: server- IP address: 170.151.138.143
-  Document emailed to andreaboothwolf@hotmail.com for signature  
2023-09-01 - 9:01:41 PM GMT
-  Email viewed by andreaboothwolf@hotmail.com  
2023-09-01 - 9:10:19 PM GMT- IP address: 104.28.39.128
-  Signer andreaboothwolf@hotmail.com entered name at signing as Andrea Booth  
2023-09-01 - 9:11:44 PM GMT- IP address: 73.219.50.182
-  Document e-signed by Andrea Booth (andreaboothwolf@hotmail.com)  
Signature Date: 2023-09-01 - 9:11:46 PM GMT - Time Source: server- IP address: 73.219.50.182
-  Document emailed to barbarahuntnazari@gmail.com for signature  
2023-09-01 - 9:11:47 PM GMT

 Email viewed by barbarahuntnazari@gmail.com


2023-09-01 - 9:12:25 PM GMT- IP address: 104.28.124.104

 Signer barbarahuntnazari@gmail.com entered name at signing as Barbara Hunt Nazari


2023-09-01 - 9:13:28 PM GMT- IP address: 76.126.104.68

 Document e-signed by Barbara Hunt Nazari (barbarahuntnazari@gmail.com)

Signature Date: 2023-09-01 - 9:13:30 PM GMT - Time Source: server- IP address: 76.126.104.68

 Document emailed to shwombo@gmail.com for signature


2023-09-01 - 9:13:31 PM GMT

 Email viewed by shwombo@gmail.com

2023-09-01 - 9:21:26 PM GMT- IP address: 66.249.83.194

 Signer shwombo@gmail.com entered name at signing as Mary McLaughlin Koprowski

2023-09-01 - 9:21:59 PM GMT- IP address: 71.225.76.157

 Document e-signed by Mary McLaughlin Koprowski (shwombo@gmail.com)

Signature Date: 2023-09-01 - 9:22:01 PM GMT - Time Source: server- IP address: 71.225.76.157

 Document emailed to dutchgirltoo@yahoo.com for signature

2023-09-01 - 9:22:02 PM GMT

 Email viewed by dutchgirltoo@yahoo.com


2023-09-01 - 9:31:58 PM GMT- IP address: 104.28.85.115

 Signer dutchgirltoo@yahoo.com entered name at signing as JENNIFER VAN DER BORGT


2023-09-01 - 9:32:33 PM GMT- IP address: 149.142.201.246

 Document e-signed by JENNIFER VAN DER BORGT (dutchgirltoo@yahoo.com)

Signature Date: 2023-09-01 - 9:32:35 PM GMT - Time Source: server- IP address: 149.142.201.246

 Document emailed to dan@themndoc.com for signature

2023-09-01 - 9:32:37 PM GMT

 Email viewed by dan@themndoc.com

2023-09-01 - 9:32:51 PM GMT- IP address: 104.28.124.100

 Signer dan@themndoc.com entered name at signing as daniel peterson

2023-09-01 - 9:34:10 PM GMT- IP address: 107.77.211.156

 Document e-signed by daniel peterson (dan@themndoc.com)

Signature Date: 2023-09-01 - 9:34:12 PM GMT - Time Source: server- IP address: 107.77.211.156

 Agreement completed.

2023-09-01 - 9:34:12 PM GMT