

LULU CITY HOMEOWNERS ASSOCIATION
Minutes BOARD MEETING
October 4, 2017, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Board members Present: Jill O'Dell, Michael McAllister, Mark Koskovich, Jan Davy, and Dan Peterson.
- On conference call: Kelly McGinty and Adrienne Lent.
Also: Mark McLeod – new owner of Unit 6F.
2. Motion to approve/waive notice of meeting. *Jill O'Dell made a motion to approve notice of the meeting. Jan Davy seconded the motion and motion passed.*
3. 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
4. Approval of Agenda. *Mark Koskovich made a motion to approve the agenda with revisions. Jill Odell seconded and motion passed.*
5. Approval of the Minutes from the August 30th, 2017 Board meeting. *Jill O'Dell made a motion to approve the minutes as presented. Jan Davy seconded and motion passed.*
6. Requests to Speak on Agenda Topics
 - a. Advance requests from members to speak on agenda topics.
 - Window replacement – 6 F – Owners request to replace the half moon window with a rectangular window. Mark McLeod requested that he remove his half moon window with a rectangle window. Discussion ensued. This will be tabled for later.
 - Kelley made a motion to vote by email on this window replacement. Adrienne Lent seconded. A vote was taken - Jill O'Dell – no, Jan Davy – no, Mark Koskovich - no, Mike McAllister –no, and Dan Peterson – no. The motion did not pass. The board members requested approvals are done in a meeting and not by email.
 - Neil Elinoff – Neil Elinoff request to speak on the storage of the common area including air space and limited common areas. Neil did not attend this meeting.
7. Unfinished Business:
 - a. Discussion on Special assessment and HOA past dues payment for the Zulters. Kurt noted the Zulters signed the agreement to pay 4 months of principal land interest payments. They are paying per the agreement. Discussion ensued and no further

questions.

- b. Deck Inspections of Building #3 & \$ - report from Mark Carlson. Mark Carlson submitted for recommendations for maintenance and repair of structural exterior roof and deck supports. Discussion ensued. Mike McAllister made a motion to request that Mark Carlson look at a series of projects and obtain pricing on the projects. Jill O'Dell seconded and motion passed.
- c. Fire Alarm – Kevin White – Alarm Company – Jim Boeckle – Fire Marshall. Jill O'Dell noted to the board she had a telephone call with Jim Boeckle requesting clarification on the fire alarm requirements for a multi-residential building. Jim was unable to attend the meeting but Jim Walsh from The Alarm company (Vyanet) attended the meeting and gave an overview to the board. Mike McAllister made a motion to work with Jim Walsh, to obtain a bid to repair/replace the fire alarm system in Building 6 and then a comprehensive bid for all buildings. Mark Koskovich seconded and motion passed.
- d. Hallways and common areas. As noted in the last board meeting, Michael McAllister has a position that we need to support the Declarations that we have in place, first and foremost which includes the Garage doors and the size of the spaces within the garage. Discussion ensued. Mike McAlister made a motion that requires all of building #5's garage door to remain in the closed position. Dan Peterson seconded and motion passed.
- e. Hot tub repairs – warranty on pumps. It was noted that the company that the new hot tub was purchased from to replace the circulation pump and other warranty parts hired Curtis Marble, the maintenance manager of the Telluride Lodge. This company was unable to send one of the repair personnel and therefore hired Curtis. The parts were covered under warranty but not the labor costs.

i. Other.

- No dryer vent access for LuLu City 5c – Mike Mcallister noted this was addressed years ago. They went through all the building and you were given a bucket of water. There are vent less options.

8. Next meeting date and place: TBD

9. Adjournment . Jan Davy made a motion to adjourn the meeting, motion seconded by Mark Koskovich and meeting was adjourned.

Respectfully submitted,

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By: Jarmik Property Manager

Judi Balkind, HOA Manager