LULU CITY ASSOCIATION
BOARD BUDGET MEETING
Friday, January 2nd, 2026 @ 3:00 PM (MT)
Via Zoom

Approved Minutes

1. **Roll call, determination of quorum and certification of proxies.**
Board:
Jill Odell, Andrea Booth, Pam Maurer, Alex Bourreza and Barb Nazari
Owners: *Walter Maurer, Unit 6M*
HOA Management: *Judi Balkind -HOA Manager*

Alex Bourreza made a motion to call the meeting to order at 3.05 PM

2. **Motion to Approve/Waive Notice of meeting.**

Jill O'Dell made a motion to approve the notice of the meeting., Andrea Booth seconded. All in favor and the motion passes unanimously.

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**

Pam Maurer made a motion to approve the agenda as presented. _Andrea Booth seconded. All in favor and the motion passes unanimously.

5. **Approval of the Minutes for the Board meeting held on November 13, 2025**

Andrea Booth made a motion to approve the minutes of the board meeting held on November 13th 2025. Jill O'Dell seconded. All in favor and the motion passes unanimously.

6. **Review and Approval of the REVISED 2026 Budget**

Barb Nazari made a motion to approve the 2026 Revised budget noting this is retroactive to January ,1 2026.Pam Maurer seconded the motion. All in favor and the motion carries.

Vote: Jill – yes
Alex – yes
Andrea – yes
Pam – yes
Barb – yes

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7. Adjournment

Pam Mauer made motion to adjourn meeting at 4:38 PM.

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