

*Draft*  
**LULU CITY ASSOCIATION**  
**MINUTES TO BOARD MEETING**  
**April 25, 2019, 3:30 P.M. (MST) / 5:30 PM (EST)**  
**Wilkinson Public Library, Room 5**  
**Call in number: 1-605-472-5326 Passcode: 769832#**  
**AGENDA**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O'Dell (Unit 6G), Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), Barbara Nazari Unit (3B), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I). Owners present in person or by telephone: Mike and David Zutler, (Unit 5F), Andrew Hardy (Unit 5D)  
Proxied: Matt Lewis proxied by Patrick Cargill (Unit6M),  
Also present: Judi Balkind, HOA Manager and Nicole Pieterse, HOA attorney
2. Motion to approve/waive notice of meeting. *Andrea Booth made a motion to approve notice of the meeting. Nicki Bergstrom seconded the motion and motion passed.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Jill O'Dell** requested one change to move the replat to in front of Update of soffits and approve the agenda. Andrew Booth seconded the motion and motion passed.
4. Approval of the Minutes Board meeting on March 7, 2019. *Andrea Booth made a motion to approve the minutes with the amendment to the minutes stating" no executive session was held on item 10. Jill O'Dell seconded the motion and motion passed.*
4. Old Business:  
Nicole Pieterse – HOA'S Request from an owner to speak on an agenda item:
  - Clean up and updates of rules and regulations – clarify to existing rules – pick up rules inadvertently dropped in 2016. Nicole suggested appointing a committee of a couple of board members who would be tasked with receiving emails from board members with input on rules, and the committee would prepare a draft to present to the board. Document can still revolve. *Jill O'Dell made a motion to appoint Dan and Andrea to a committee for rules and regulations. Dan Peterson seconded.* Discussion ensued. Peter – no , Dan – yes, Jill – yes, Nicki – yes
  - Noise issues, parking problems, smoking – please be aware the rules are posted on our website – updating them – everyone has to comply. Jill made a motion to task

Andrea and Judi to write a formal letter to all owners highlighting any ongoing problems they are concerned with, which will be presented to board prior to any action. Brad seconded. All in favor.


- Violation notices – at some point, the board needs to have a mechanism for violations.
- % RETA currently in Declarations – amendment. First amendment had 5% indicating that the buyers are required to pay; this is not legal – you can't charge more than 3%. The declarations need to be cleaned up.
- Agreement for Unit 6M Update Remodel. Matt Lewis noted it was near completion.
- Update on Replat for Nicki and Dan Bergstrom Unit 6A. Nicki Bergstrom has been working with Nicole on their replat.
- Board should consider a site check with a survey company and plat map to see if there are any other units not in compliance. Discussion ensued. Send out a request to ask if anyone has done improvements in their unit.
- Update of soffits in building 5 – started today.
- Numbering of LuLu City Building 6 doors; Nicki updated with Montrose signs bid - 54 signs, she will receive additional information and update the board.
- Discuss Garage Door concerns and use of common area space. Discussion ensued regarding the use of common area space. Nicole Pieterse, attorney reviewed the use of common space as noted in the declarations Section 10 – Use of limited vs. common - rule 6 – Personal property cannot be kept on Association's common elements which would include the size of vehicles obstructing common elements. The rules need to be enforced.

**9. *New Business:***

- Jim Carslon – review and scope of maintenance work – emergency service. Jim spoke and wanted to address some repetitive issues and how we can move away effectively. Hot tub gate, Trash, ice and snow removal issues. Jim will provide a list of 5 things top priority list to the board.
- Review of 2019 Year to date financials – vendor invoicing – provide monthly if possible no longer than a quarterly billing. The 2019 year to date financials were presented. Vendors were asked to submit their invoices monthly if possible but no longer than a quarterly invoicing. Nicki made a motion to approve, Jill seconded and the motion passed.
- Reserve Study – Proposal from 4 Reserve Study companies. The board reviewed the 4 proposals. Dan Peterson made a motion to approve the Association Reserve with an 8 week turnaround with no loyalty plan. Andrea Booth seconded and motion passed.
- Landscaping bid from Blooming Landscapes. The bid from Blooming Landscapes was presented and Peter McGinty made a motion to approve the bid. Motion seconded by Jill O'Dell and passed unanimously.
- Summer Maintenance: Window Washing; carpet cleaning; pool painting. A request for a

- New bubble cover for pool.
- Town of Telluride meeting reviewing proposals for Southwest Telluride master plan. Virginian plan, Amy Levek is on the board. Redevelopment of lift 7 area is an ongoing process. Subcommittee to present the Southwest area conceptual master plan in June.
11. Next Board meeting date and place: May 23, 2019 at 3:30 PM MST.
12. Adjournment. Jill O'Dell made a motion to adjourn, seconded by Andrea Booth.

Respectfully submitted,

  
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By: Jarmik Property Management, Inc.  
Judi Balkind, LuLu City HOA manager