

Approved Minutes
LULU CITY ASSOCIATION
MONTHLY BOARD MEETING
Thursday, September 25th, 2025 @ 3:30 P.M (MDT)
Via Zoom

Approved Minutes

1. Roll call, determination of quorum and certification of proxies.
Mary Koprowski, Jill O'Dell, Pam Mauer, Barbara Nazari, Jennifer Van Der Borgt, Andrew Booth, Miten Patel proxied Jill O'Dell – Board Members
Matt Lewis – Magpie Maintenance
Scott Benge and Vinny Phahurat - Telluride Consulting
Judi Balkind – HOA Manager
Walter Mauer - Owner

Meeting called to order by Jill O'Dell at 3:32 PM MT
2. Motion to Approve/Waive Notice of meeting.
Mary Koprowski made a motion to waive the notice of the meeting, Jill Odell seconded, all in favor and the motion carries.
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 Revised
Jill Odell made a motion to approve the revised agenda. Barb Nazari seconded, and motion passed unanimously.
5. Approval of the Minutes for the Board meeting held on August 7th, 2025
Barb Nazari made a motion to approve the minutes from the board meeting on August 7, 2025. The motion was seconded by Mary Koprowski, all in favor and the motion passes.
6. Request from an owner to speak on an Agenda item
 - a) Mary Koprowski – approval to change out windows (attached compliance form) Mary noted she is doing like for like, the windows in the master bathroom needs to be replaced. Discussion ensued. Could they install obscure glass?
Andrea Booth made a motion to permit Mary Koprowski to install obscure glass, Pam Mauer seconded all in favor and the motion carries.
7. Old Business:
 - a) Review of current financials Discussion – tax returns would be sent to the board for review
 - b) Date for Dryer vent cleaning – TBD set up for October
 - c) Update on Clearnetworx proposal – Discussion ensues. There is no problem with internet yet. Put this as an agenda item at the annual meeting. Mary wants a price for their service. Matt noted there doesn't seem to be an assurance on easements, use of

property and an exact plan. Are they going to be running conduit up the siding of the building, where to place and who will pay for the install costs. What does the contract look like? Many questions arise. Are the owners interested in pursuing this?

8. New Business:

- a) Insurance review Discussion ensued. Barbara Nazari asked that we look into an HO-6, policy with damage coverage on an owners personal policy
Mary Koprowski made a motion to accept the renewal proposal submitted by Mountain West Insurance for the HOA. Barbara Nazari seconded – all in favor and the motion passes unanimously.
- b) Updated Collection Policy to comply w/HB25-1043
 - a. Sign and return to Aaron Goodlock
 - b. Adopt policies w/effective date of 10/01/2025
 - c. Sample 2025 Notice of Delinquency
 - d. HB25-1043 Collection Policy
 - e. Adoption and Amendment of Rules, Regulations and Policies
Mary Koprowski made a motion to accept the updated collection policy. Andrea Booth seconded, all in favor and the motion carries.
- c) New pool signage – looks good
- d) Notice of Hot Tub / Pool Closure: *Sun Oct 19th – Weds Nov 26th*
- e) Magpie Maintenance - Update
 - Pool update – Josh has an increase in maintenance costs but saving us monthly in repairs.
 - Small time repairs around the hot tub
 - Address overrun in maintenance costs, new lighting installed in building 6
 - Mary asked if Matt could look into new lights for building 5, hallway paintings, wainscoting
 - Heat tape will be turning on beginning of November depending on weather
- f) Budget planning and review. Judi Balkind and Matt Lewis will send Vinny Phahurat some 2026 budgeted expenses.
- g) Landscaping - Fall clean up and blow out of irrigation system -Completed 9.25.2025
 - Request from owner Josh Wolke (owner of 5D) to move irrigation on/off device to another location

9. Next meeting date and time:

Thursday November 13th 2025 at 3:30 PM Board Meeting

Wednesday December 10th 2025 Annual Meeting

10. Adjournment

Jill O'dell made a motion to adjourn the meeting at 5:30 PM MT