

Approved at 11.09.23

LULU CITY ASSOCIATION
BOARD MEETING

Thursday, October 5th, 2023, 3:30 P.M. (MDT) / 5:30 PM (EDT)

Location: Zoom Conference

Minutes

1. Roll call, determination of quorum and certification of proxies.
Dan Peterson (6I), Jill O'Dell (6G), Mary Koprowski (3F) proxied to Barb Nazari, Jennifer van der Borgt (5C) Andrea Booth (4C),
Owners: Walter & Pam Maurer (6M), Kayla Curry (6C), Rekha Patel (6P), and Bill McDermott (5A), Anna and Alex Bourreza 4D, Merlyn Ellis (6L)
Proxies: Barb Nazari (3B) and Andrea Booth (4C) to Jill O'Dell.
Matt Lewis, Magpie Maintenance - Nicole Pieterse, HOA Attorney– Kurt Shugars and Sharon from Shugars and company, Judi Balkind – LuLu City HOA Manager
Jill O'Dell called the meeting to order 3:39 pm
2. Motion to Approve/Waive Notice of Owners/Members Meeting.
Barb Nazari moves to approve notice of the meeting. Jill O'Dell seconds, motion passes unanimously.
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Board is 6, Quorum 4 Act of majority of quorum of Directors is an act of the Board; 4 Votes = act of Board**
4. Approval of Agenda:
Jil O'Dell made a motion to approve the agenda and strike the ratification on the boilers Barb Nazari seconds, all vote in favor, motion passes. Unanimous approval.
5. Approval of the Minutes for the Board meeting on August 31, 2023
Jil O'Dell makes a motion to approve the minutes as presented, Barb Nazari seconds, motion passes unanimously.
6. Request from an owner to speak on an agenda item:
 - a. Bill McDermott, (5A) – Board approval for installation of a kitchen exhaust vent. Barb Nazari moved to approve the request by Bill McDermott to install the hood vent as written. Andrea Booth seconded. Vote: Andrea Booth – yes, Dan Peterson -yes, Barb Nazari – yes, Jill – yes.
 - b. Michelle Kluge (5B) – Board approval for replacing flooring LVT (Luxury vinyl tile) in the house and new carpet in the upstairs bedroom, 2 downstairs bedroom and stairs., new flooring. Jill O'Dell made a motion to approve Michelle Kluge remodel. Andrea Booth seconded and motion passes.
7. Old Business:
 - a. Discussion on new boilers in Building six. Each board member signed a consent. Emergency situation – additional information sent – board approved via email.
 - b. Pool and Hot tub closure for off season -Discussion ensued. ***Jill O'Dell made a motion to close the pool from today, October 5th until Wednesday November 22nd. Barb Nazari seconded. All in favor.***
 - c. Update from Shugars and Company on collection of special assessment – Kurt asked how the board wants to pay for the “Building Six Special Assessment for the boiler for the side arm. Dan Peterson suggested adding the assessment to each unit owner in building six and assessing it in 12 months. There are 18 units – Sharon noted the range is \$1,7000 to \$2,200.00. Andrea asked about potential float the \$36K as a loan.

Discussion ensued.

Barb made a motion to bill boiler six owners for completed boiler repairs, in full on the next monthly dues for the boiler repair that has occurred. Andrea Booth seconded.

Votes were taken: Barb Nazari – yes – Andrea Booth – yes – Dan Peterson – yes, Jill O’Dell – yes, Jennifer van der Borgt – yes. Motion passes. Dan Peterson clarified with the attorney, Nicole Pieterse that the board had the ability to do this for an emergency repair. The board will request Nicole Pieterse to write the letter.

Kurt will pay another \$100,000 on the Alpine note. Kurt suggested the full board be involved in the 2024 budget process.

8. New Business:

- a. Security Cameras – How to set up WiFi for cameras. The cameras are set up and originally used Jill’s internet. We need to set up a private account with wifi network in the building six mechanical room and may need a repeater. The cameras will be up and working in the next couple of days.
- b. Zoom call with Denver Law firm – board to review fee letter (discussion to occur when attorney joins the meeting) Aaron Goodlock, partner in the law firm joined the meeting and introduced himself. His firm is familiar with HOA’s throughout Colorado as well as a few HOA’s in Telluride. Goodlock has been working in Colorado for approximately 10 years. He does general counsel work, attends meetings, advises associations on day to day operations, reviewing contracts. They have a separate department that deals with litigation and late fees, etc.
Dan Peterson noted that it’s a very old building and we had a number of problems, one major one when we were misrepresented. Dan favors a retainer. Jill O’Dell concurred with Dan Peterson’s opinion. Barb Nazari asked if it needs to be decided in an executive session. Arron noted that the board did not need to decide in an executive session.
- c. Matt Lewis, Eric Wheeler – Magpie Maintenance update (Mtn report)
 - Gutter Replacements - West Construction provided the estimate and payment schedule. LuLu City requires a W-9 before payment is given.
 - Roof repairs – we are in negotiations with the roofer because the roofers will only warranty a special roof system. Roofer is planning to work the first and second week in November.
 - Insurance claim on roof repairs Nicole and Jill met with another law firm who goes after insurance company that deny claims.
 - Repairs to building six (6) and five (5) walls in hallways. Matt and Eric have almost completed the repairs to these hallways.
- d. Trash dumpster – abuse of dumpster from someone not living in the building Matt Lewis met with the Marshalls and they were able to identify the painting contractor who dumped paint at the dumpster. Criminal mischief was charged. Matt is invoicing him for all the clean up and disposal of paints.
- e. EV charging issues; Dan Peterson noted that each owner is required to install their own 240 and pay for it themselves. Owners are not allowed to use common area electric. Dan Peterson will contact Nicole Pieterse to incorporate language into by-laws.
- f. Cleanup of bikes in garage: In the past a tag was put on each bike and signs were put up asking owners/tenants to identify their bike by removing their tags. Matt Lewis asked to clean out the garage and exterior walkway area. Board members agreed.

9. Next meeting date and time: Budget meeting on November 9th.

10. Adjourn Board Meeting: Jill O'Dell made a motion to adjourn the meeting at 5.30 pm, seconded by Andrea Booth.

Respectfully submitted,

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