

**LULU CITY ASSOCIATION
MONTHLY BOARD MEETING
Thursday, August 7th, 2025 @ 3:30 P.M (MDT)
Via Zoom**

APPROVED MINUTES

1. Roll call, determination of quorum and certification of proxies.
Board members: Mitten Patel, Jennifer Ven der Borgt, Barbara Nazari, Mary Koprowski, Jill Odell, Andrea Booth
Pam Maurer proxied by Jill Odell
Owners: Walter Maurer, Alex and Anna Bourreza, Camille Baxter

Aaron Goodlock (HOA Attorney)
Matt Lewis (Maintenance)
Vinny (Telluride Consulting)

Derek Ballow (Clearnetworx)
Ben (Clearnetworx)
Jonathan (Clearnetworx)

Judi Balkind and Rachel Bergen from Jarmik Property Management

Jill O'Dell called the meeting to order at 3:35 pm
2. Motion to Approve/Waive Notice of meeting.

Mary Koprowski makes a motion to approve notice of the meeting. Seconded by Andrea Booth. 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**
All board members present or in proxy
4. Approval of Agenda
Mary Koprowski make a motion to approve the revision of the agenda. Jill Odell seconded. All in favor and the motion passes unanimously.
5. Approval of the Minutes for the Board meeting held on June 19th, 2025
Jill O'Dell made a motion to approve the minutes of the board meeting held on June 19th 2025. Barbara Nazari seconded the motion. All in favor and motion passes unanimously.
6. Request from an owner to speak on an Agenda item

- **Clarnetworx:** (5 mins) Representatives to speak on installing Fiber Optics and an easement agreement.
 - **Providing internet to the Telluride area**
 - **Asking for a right of entry agreement/easement to bring fiber to the building and service the tenants/residents/homeowners.**
 - **Directional drill/boar or trench**
 - **Matt Lewis would like to have a site visit to look over the specifics of the installation.**
 - **Keyfob entry, security cameras, wireless hotspots.**
 - **How about fire alarm panel? Would this increase the quality of that? Vyanet used Coax Cat 3, we are tied to Vyanet/Century Link for the fire alarm panel at this time.**
 - **Owners are asking for a map for the visual learners.**
 - **No cost from street to communication room.**
 - **150mgbs 80/month, 200mgbs 110/month, 500mgbs 200/month, 1mgbs 400/month.**
 - **Will get more info from Clarnetworx and get back to the group.**
- **Alex & Anna Bourreza:** wanting to build out the Unit 4D crawl space annex, they have a letter from a structural engineer and their proposal. They are aware that they have to pay for the re-plat of the space and any legal fees to amend the plat map.
 - **No need to vote as a board.**
- **Cynthia Ogle:** approval for new windows at Unit 6D, they are requesting to change a half circle into a square. Attached are the specs.
 - **Barbara Nazari made a motion to permit, Jennifer seconded, all in favor and the motion passes unanimously.**

7. Old Business:

- 1) Review of current financials through June 30th – Telluride Consulting
- 2) Reminder: Dryer vents will be scheduled for cleaning – October 2025

8. New Business:

- 1) Removal of dirt bikes, motorcycles and gas cans from the bicycle parking in the garage. These items need to be removed from bicycle parking and stored off property – we cannot have any flammable materials stored in the garage.
 - a. **Put notices and find a different permanent location for these.**
 - b. **Perhaps boot a dirt bike and have the owner call.**
 - c. **Gas cans need to be removed**
- 2) Magpie Maintenance Update
 - a. **Condition of the grill**
 - b. **Damage repaired from Tri River driver**
 - c. **Damage in the lattice of the fence**

9. Executive Session, all owners left except for the board: Discussion on Owners' delinquent dues and next steps

Key-fob payments of the pool

Mary Koprowski made a motion to adjourn executive session at 5:06p, Adrian Booth seconded the motion. All in favor and the motion passes

10. Next meeting date and time: September 25th 3:30p

11. Adjournment

Jill O'Dell made a motion to adjourn the meeting, Mary Koprowski seconded the motion. All in favor and the motion passes unanimously.

DRAFT