

APPROVED MINUTES
LULU CITY ASSOCIATION
BOARD MEETING
Friday, January 29th, 2026 @ 4:00 PM (MT) Via Zoom

APPROVED MINUTES

1. Roll call, determination of quorum and certification of proxies.

Board: Barbara Nazari, Jill O'Dell, Pamela Shaker Mauer, Jennifer van der Borgt, Alex Bourreza, Miten Patel

HOA Management: Judi Balkind & Rachel Bergen

Others: Aaron Goodlock (Attorney) & Matt Lewis (Magpie Maintenance)

Jill O'Dell made a motion to call the meeting to order at 4:05 PM

2. Motion to Approve/Waive Notice of meeting.

Barbara Nazari made a motion to approve the notice of the meeting. Jill O'Dell 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

Jill O'Dell made a motion to approve the agenda as presented, however there is a time constraint of an hour therefor any items unaddressed will need to be at the next meeting. Barbara Nazari seconded. All in favor and the motion passes unanimously.

5. Approval of Minutes for the Board meetings held on January 2nd & January 15th.

Barbara Nazari made a motion to approve the minutes of the board meeting held on January 2, 2026. Pam Mauer seconded. All in favor and the motion passes unanimously.

Jill O'Dell made a motion to approve the minutes of the board meeting held on January 15, 2026. Miten Patel seconded. All in favor and the motion passes unanimously.

6. Request from owner to speak:

- a.** John & Stephanie Condojani - 4A – request for approval of replacement of windows in bathroom.

1. *Board specifies construction compliance form needs to specify like for like on the outside of the building, Jarmik will reach out to owner.*

- b.** *Jarmik presented a fillable form version of the construction compliance form.*

1. *Add line: "The only parking on the property is in the designated parking spot assigned to that unit. NO parking in the fire lane or other spaces."*

2. *Add initials at the bottom of each page.*

7. Old Business

- a. Amended condo map for 4E (Kaminsky) and 4H (Jones) – **Completed**
- b. Dryers are going to be cleaned Feb 2nd, 3rd, 4th.
 - 1. *What happens if an owner doesn't want to use this service to clean their dryer vents?*
 - 2. *Have the owner in question, fill out a construction compliance form and let us know who your specified vendor is.*
 - 3. *We will have this cleaning done annually, preferably in off-season.*

8. New Business

- a. NEW Maintenance Committee
 - 1. *Alex, put together a Google sheet to share the concerns with everyone.*
 - 2. *Matt, Judi & Alex will meet in person periodically, 1x month*
 - 3. *The Spectrum cables, can we get a letter from the lawyer asking for this to be mitigated? Matt can you give the lawyer a few more notes, use of your time, etc. so that Aaron can write a letter.*
- b. NEW Budget Committee
 - 1. *Pam & Andrea, meeting regularly with Clearview and Judi to review*
 - 2. *Owners got invite to set up portal, Feb 1 language to pay sent out to owners*
- c. Contract with Jarmik Property Management
 - 1. *Remove the line on Exhibit A that says, "Prepare for one hour with board president" and change it to "Up to one hour" under both Board or Annual Meeting.*
 - 2. *The Board would like to see a Monthly, Weekly and Annual schedule and know when these items are going to happen.*
 - 3. *Jarmik asks the board to come up with a list of things that are most important, just making sure that these things are addressed and followed.*
 - 4. *Backup plans for things like cleaners or opening the pool if they fall through, etc.*
- d. Declaration Amendment: Alex and Anna Bourreza – Unit 4D amendments to the condo map – Aaron Goodlock
 - 1. *We received the amendment just prior to this meeting, we will send it to the board.*
- e. Contract with Magpie Maintenance
 - 1. *Matt reviewed the terms in his contract that have changed, these are highlighted in yellow.*
 - 2. *Barb asks can we change the fire lane on the West side of the pool to be a 10-20 minute parking instead of a fire lane. Is it a designated fire lane with the town? If so, is there a process to getting this changed?*
 - 3. *Barb wants to get Aaron involved to let us know what the legality is, for removal of items on the property. If an item is abandoned, in a communal area, can Magpie remove it and how long do they have to let it sit there?*
 - 4. *Even though Magpie's rates have increased, they will be conscious of the budget that has been allocated for them this year. They will stay*

inside the budget and will notify the HOA if they need more funds to execute a project.

- f. Contract with 5 Star Cleaning
 - 1. *We have all the necessary paperwork/insurance docs from this company*
 - 2. *What else do the owners want to see cleaned?*
 - 3. *Barb asks is this enough cleaning? Do we need more cleaning?*
- g. After Hours / Emergency Protocol: What constitutes an emergency?
 - 1. *We'll include this in the packet for the Jarmik Contract*
- h. Update on Clearview Financial Portal

9. Next board meeting Thursday 2/19 at 4 PM MT.

10. Adjournment

Jennifer van der Borgt made motion to adjourn meeting at 6:02 PM.