

**LULU CITY ASSOCIATION
BOARD MEETING
March 25, 3:30 P.M. (MST) / 5:30 PM (EST)
Via Zoom Call
Minutes**

1. Roll call, determination of quorum and certification of proxies. Jill O’Dell, Barb Nazari, Mary Koprowski, Jennifer Van Borgt, Andrea Booth, Nicki Bergstrom and Dan Peterson.
Proxy: N/A
Members Present: Walter & Pamela Maurer – LuLu 6M, Michael and David Zutler. LuLu 5F, Miten and Rekha Patel, LuLu City, Unit P.
Jill O’Dell called the meeting to order at 3:35 PM
2. Motion to approve/waive notice of meeting. *Jill O’Dell made a motion to approve the notice of the meeting. Mary Koprowski seconded and motion passed 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 motion to approve the agenda as presented, and Barb Nazari seconded the motion and motion passed.
5. Approval of the Minutes for the Board meeting on February 4, 2021. *Jill O’Dell made a motion to approve the minutes from the February 4, 2021. Andrea Booth seconded and motion passed unanimously.*
6. Request from an owner to speak on an agenda item:
 - Mike & David Zutler – Extension for one month on garage door weather door. The Zutler’s thought they could remove a piece on their front of the car, and remove the plywood on the back of their unit. Their intent is to get a smaller vehicle and park in their space.
Jill O’Dell made a motion to approve a month extension to the last day of April 2021. Nicki Bergstrom seconded and motion passed.
7. Old Business:
 - a. Jim Carlson:
 - Trash Enclosure Plans and permitting – UPDATE - We are looking at early to mid-May to pour the concrete. The trash shed is already constructed.
 - Update on maintenance issues – leaks in building 3C into 3G, There was no silicon around the trim plate around the shower valve in unit C.
 - Update on repairs from previous leaks, i.e. Unit 6 – Units 6G and Unit 6B – **Completed**
 - Moving of ski lockers to another location – meeting with Nick Bergstrom - Tabled
 - Painting of new doors in building 5 & 6 – when weather gets warmer – Jim agreed to the touch up paintings on interior doors and touch up paintings in the building six area.
 - Jennifer Van der Borgt asked for touch up painting in building 5. Discussion ensued. It was suggested that building 5 be added to the 2022 budget meeting.
 - b. Storage units for rent Storage units for rent
 - Update report discussion per Dan Peterson - All Owners must execute a leasing agreement with the HOA for the rental of the storage unit Dan reported that according to Colorado that the pricing is for \$1/sq. ft. – small one \$25/month – middle one \$35/month – large one - \$100/month. Dan Peterson noted that is no one has changes to the lease agreement he will finalize with Nicole Pieterse.
 - Request to be included for the lottery of units – 5 Storage spaces available – 3 in building 5 – 2 in building 6 -Update from **Andrea Booth** on list of owners’ request for storage
 - Owners – Bill McDermott – Unit 5A
 - Owners - Mark McLeod/Joseph Glover – Unit 6F
 - Others – Walter & Pamela Maurer – Unit
 - c. Discuss Pool and Future plans –Update report discussion per Dan Peterson - Discuss Pool and Future plans –Update report from **Miten Patel** – Miten reported on his research on the pool. One

of the vendors is still interested in doing the pool. He spoke to the vendor about resurfacing the pool but when the weather clears. This would not happen until 2022. He has contacted additional vendors about resurfacing a 40 year old pool. A suggestion is made about resurfacing and changing out the mechanical equipment. Miten Patel will continue to pursue the costs.

8. New Business:
 - a. Fire Inspection – all units – 1st week of May 4th & 5th – we will send out another notification
 - b. Financials – Kurt Shugars
 - c. Brighton Horn – Blooming Landscapes – same as last year Jill O’Dell made a motion to renew the landscaping contract for 2021 and motion passed unanimously.
 - d. Other:
9. Next Board meeting date and place: May 20, 3:30 PM 2021
10. Adjournment. ***Mary Koprowski made a motion to adjourn the meeting at 4:50 PM.***

Respectfully submitted,

By: _____
Judi Balkind – HOA Manager
Jarmik Property Management, Inc.