

APPROVED 12.16.21

**LULU CITY ASSOCIATION
SPECIAL BOARD MEETING
December 2, 2021 3:30 P.M. (MDT) / 5:30 PM (EST)
Zoom Conference
Minutes**

1. Roll call, determination of quorum and certification of proxies. Mary Koprowski, Dan Peterson, Jill O'Dell, Andrea Booth, Nicki Bergstrom and Barbara Nazari
Barb Nazari proxied Jill O'Dell
Absent: Jennifer van de Borgt
Others: Neal Elinoff, Unit 6 G, Pamela Maurer Unit 6M, Miten and Rekha Pitel, Joe Glover, Karen Bujold – tenant of Unit 6B, Matt Steinke, Unit 6E.
Also in attendance: Nicole Pieterse, HOA's attorney, Doug Tueller, Kate Jones' attorney, Jennifer Fox, Neal Elinoff's attorney, Damien Belli, HOA's Insurance Company attorney and Judi Balkind, HOA manager
2. Motion to approve/waive notice of meeting. ***Mary Koprowski made a motion to approve the notice of the meeting. The motion was seconded by Barb Nazari and 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 ***Mary Koprowski made a motion to approve the agenda. The motion was seconded by Andrea Booth and passes unanimously.***
5. New Business:
 - Neal Elinoff discussion regarding assignment of parking space
 - Nicole Pieterse responded to the letter – there is not a parking assignment in question right now.

Discussion ensued: Jenifer Fox, Neal Elinoff's attorney stated she wants to know how the board is going forward with this issue.

Damien Belli, HOA's insurance company attorney noted there was a misunderstanding about what stage this process. There is no contract or assignment at this time. This alleviates the demands in Jennifer Fox's letter since nothing has been assigned or contracted.

Jennifer Fox understands the board adopted a resolution to assign this document.

Nicole noted that the resolution was not accepted. This unit owner wants to address the board about her unit not having a parking space. There was No intent to bypass the laws for the 67% need for owner approval.

Doug Tueller gave his perspective on the parking space for Kate Jones.

- **"Executive Session to receive advice of legal counsel regarding parking assignment and platting issues pursuant to 38-33.3-308(4)(b)"**

Jill O'Dell made a motion to move the meeting into executive session – Mary Koprowski seconded the motion and the motion passed unanimously.

Executive session occurred.

Jill O'Dell made a motion to leave the executive session meeting at 5:10 P.M. Andrea Booth seconded the motion and the motion was passed unanimously.

6. Adjournment. Nicki Bergstrom made a motion to adjourn the meeting. Motion seconded by Andrea Booth and passed unanimously.

Respectfully Submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind