

**LULU CITY ASSOCIATION
BOARD MEETING
October 1, 2020, 3:30 P.M.
Teleconference
Call in number: 1-605-472-5326 Passcode: 769832#**

Minutes

1. Roll call, determination of quorum and certification of proxies.
Barb Nazari, Dan Peterson, Andrea Booth, Nicki Bergstrom and Jill O'Dell. HOA Members present: Walter & Pam Maurer, Unit 6M, Mike and David Zutler, Unit 5F, Jennifer VanderBorgt, 5C and Mark McLeod, Unit 6F.
Also present: Kurt Shugars, Jim Carlson and Judi Balkind, HOA Manager
Jill O'Dell called the meeting to order.
2. Motion to approve/waive notice of meeting. *Andrea Booth made a motion to approve the notice of the meeting. Jill O'Dell seconded, and the motion passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (either filled or vacant). **Board is 5, Quorum 3 Act of majority of quorum of Directors is an act of the Board; 3 Votes = act of Board**
4. Approval of Agenda: *Barb Nazari made a motion to approve the agenda. Andrea Booth seconded and the motion passed unanimously.*
5. Approval of the Minutes for the Board meeting on August 27, 2020. *Jill O'Dell made a motion to approve the Board meeting minutes of August 27, 2020. Andrea Booth seconded and the motion passed unanimously.*
6. Request from an owner to speak on an agenda item:
 - Mark McLeod/Joe Glover, Unit 6F: Window Replacement approval; they have already changed out a few windows; do not want to change out exact like for like. Jim Tschinkel has been asked to replace the windows. *Jill O'Dell made a motion to approve the window replacement in Unit 6F. Barb Nazari seconded and the motion passed unanimously.*
 - Jessica Hafich, Unit 5G: Concerns about wear and tear of the grounds; would like the property managers to inform renters/guests need to be more respectful of the property.
 - Mike & David Zutler – 5F – Trash enclosure – pool update
 - Josh & Jane Wolke, Unit 5D, remodel request: deck additions/windows/etc. – Not present at meeting, Board is reviewing their request.
7. Old Business:
 - a. Jim Carlson:
 - Trash Enclosure Plans and permitting, UPDATE: Jim Carlson provided an update to the Board. He has received approval from the Town and is working with the structural engineer and building department now. Anticipate the project to be completed within the next six weeks. The trash enclosure will be sound proofed; dumpsters are emptied 3 times/week in the morning; doors will have self-closing hinges.
 - Update on Asphalt, UPDATE: Jim Carlson provided an update to the Board. Completed on Thursday, October 1, 2020.
 - b. Replacement doors, Buildings 6 and 5. Doors have been ordered. UPDATE: Received Town of Telluride permit, Town required one fire door, which needed to be ordered. Currently scheduled for installation Wednesday October 14th & Thursday, October 15th.
 - c. Test and Inspection of Alarms – completed on unoccupied and common areas; report received. Remaining units to be tested in September/October TBD
 - d. Dryer Vent Clean out – Discuss frequency and certification from owners. Jill O'Dell suggested

keeping a record; indicating traditional vent or water can vent, and cleaning frequency for fire safety. Barb Nazari suggested a self-certification be added to the next meeting “how people will document” number of different options Andrea Booth suggested that the owners schedule their unit to have it cleaned on a regular annual basis.

8. New Business:
 - a. COVID 19 –Mask Protocol for the building. The board has asked that all owners, guests, and tenants wear their masks inside the common area of the buildings.
 - b. Kurt Shugars, 2020 Financial update: Touch on revenue side is consistent. Areas of concern: maintenance items, \$2k over budget; janitorial, \$2k; Hot tub maintenance, over. Snow removal, \$2k over on ground and \$4k on roof snow removal. Jill O’Dell suggested that the roof snow removal budget for 2021 be increased. Savings on water/sewer and natural gas.
 - c. Storage units: Review the list of storage units, who has them, cost of rental, and lottery. Do we limit how many one owner can rent? Dan Peterson investigated the use of the units and presented his findings to the Board. It was determined that we must have leases for each unit. A lottery will be set up.
 - d. Pool. Dan checked with two companies for pool design only, no installation. He suggested a site visit and a recommendation based on the soil and power lines, etc. **Barb Nazari made a motion to have Dan Peterson move forward with pool recommendations. Jill O’Dell seconded and the motion passed unanimously.** Jill O’Dell will meet with Kurt Shugars to amend the budget as necessary.
 - e. Update: Ballots for Proposed Amendments to LuLu City’s Declaration & Replat of Unit 6A. The replat is completed and filed with the County. Kurt Shugars will make the adjustments to the dues schedule.
 - f. Capital Reserve plans, Budget for 2021 plan for other work on the property concrete, deck posts, touched up paint. Jill asked the board to review the list and include the pool. Andrea Booth and Jill O’Dell have agreed to be on the 2021 budget committee and will present their findings at the next Board meeting.
 - g. Other: Disposal of unwanted furnishings, mattresses/furniture/etc. Owners must schedule a special pickup, cannot be left at the dumpsters. Unclaimed bikes are still on property; Jim Carlson will look into this.
 - h. Budget has \$1K available for touch up of hallways and doors; Judi Balkind will forward a copy of the Reserve study to the Board. Jim Carlson will investigate if the lockers that are getting hit by cars can be moved. Request that Judi Balkind sends out a notice to the owners requesting their “wish list” items for the property.
9. Next Board meeting date and place: November 12, 2020 at 3:30 pm
10. Adjournment: **Jill O’Dell made a motion to adjourn at 5:10 pm.**