

**LULU CITY ASSOCIATION
BOARD MEETING
May 27, 3:30 P.M. (MST) / 5:30 PM (EST)
Via Zoom Call
AGENDA**

1. Roll call, determination of quorum and certification of proxies. Barb Nazari, Mary Koprowski, Dan Peterson, Jennifer Van der Borgt, and Jill O'Dell. Andrew Booth proxied Jill O'Dell.
Owners: Walter & Pam Maurer, Unit 6M, Moire Fiddler Unit 3H, Rekha & Miten Patel, Unit 6P, Stephan Godevais Unit 3E, Carrie McDermott 5A, Matt Steinke 6E.
Other: Judi Balkind, LuLu City HOA Manager, Kurt Shugars & Luke from Shugars & Company, Jim Carlson – Carlson Customs
Absent: Nicki Bergstrom, board member
Jill O'Dell called the meeting to order at 3:30 PM
2. Motion to approve/waive notice of meeting. *Jill O'Dell approved the notice of the meeting. Barb Nazari seconded the motion 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 approved the agenda– Jill O'Dell seconded and motion passed.*
5. Approval of the Minutes for the Board meeting on March 25, 2021- *Jill O'Dell made a motion to approve the minutes from the Board meeting of March 25, 2021 Barb Nazari seconded the motion and motion passed.*
6. Request from an owner to speak on an agenda item:
 - a. Michael and David Zutler – extension for one month for garage door barrier –April 30, 2021. The barrier has been removed and no further action.
7. Old Business:
 - a. Jim Carlson:
 - Trash Enclosure Plans and permitting – UPDATE Concrete guys will be there next week to pour the concrete. As soon as the concrete is set, the panels will be installed when the concrete has cured anticipating the second week of June.
 - Moving of ski lockers to another location – meeting with Nick Bergstromm – Jim noted that when the trash cans are moved, then they will meet to look at the vacated space
 - Painting of new doors in building 5 & 6 – when weather gets warmer. Jim is struggling to get additional workers to help with his maintenance project and scheduling projects. He is estimating the 2nd week of July.
 - Coordinate removal of cement in old hot tub. Completed by Ground Pounders.
 - b. 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 (see attached lease)
 - 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 -SOP – going forward for enforcement standard operating practice
Vote: Mary Koprowski made a motion to approve the lease agreements as presented. Jill O'Dell seconded the motion and vote passed unanimously.
 - c. Discuss Pool and Future plans –Update report from **Miten Patel**
In ground spa was opened up today and the cement was cleaned out.
Next steps to be done – CJ, Elite Spa will send a proposal for removing all of the decking and

wood around the flower boxes

In one week, 2 proposals (Telluride Gravel and Ground Pounders) will be sent for removal of existing concrete around the pool.

Board questions:

Jill O'Dell spoke to the HOA's attorney, and it was determined that it's okay for the board to ratify the budget for the approval of the excavations. The board may approve a motion to authorize a certain amount of money and the board does not need to hold a special meeting. The Board can appoint a special committee to approve up to \$200,000.

Barb Nazari made a motion authorizing 200k toward the pool budget; motion was seconded by Jennifer van der borgt.

Vote Taken:

Dan Peterson – yes

Mary Koprowski – yes

Barbara Nazari- yes

Jennifer Van der borgt – yes

Jill Odell – yes (2- votes) – proxy from Andrea Booth

Motion was unanimously approved.

Barb Nazari made a motion to appoint a sub- committee to authorize bids with review with Miten. Jill O'Dell seconded.

Vote Taken:

Dan Peterson – yes

Barb Nazari – yes

Jennifer van der Borgt – yes

Mary Koprowski – yes

Jill – yes (2 votes)

Motion was unanimously approved.

Jill O'Dell, Mary Koprowski and Jennifer Van der Borgt volunteered to be on the committee.

Discussion ensued: come in. two person committee to approve up to do a budget adjustment for \$200.00

- It was noted that the Pool will be closed for summer 2021
- Hot tub and Barbeque are will be open for as long as possible:

Jill O'Dell made a motion to ratify the approval of the bid for ground pounders to empty gravel and concrete from the in ground spa. Mary Koprowski seconded the motion.

Vote taken:

Mary Koprowski – yes

Barb Nazari – yes

Dan Peterson – yes

Jennifer van der borgt – yes

Jill O'Dell – yes (2 votes)

8. New Business:

- a. Fire Inspection – all units – 1st week of May 4th & 5th –All units were inspected except for LuLu City 6g. In the future, owners will need to provide access to their units to the HOA manager at least 48 hours before the inspection. Any owner who has not provided access will be charged a fee for rescheduling.
Fire extinguishers: Inspected and certified - **Completed**
- b. Financials – Kurt Shugars –In the capital reserve – the approximately \$300,000. Kurt will give the board an estimate for a special assessment for \$50K, 100K and 150K for information purposes.

- Kurt –repairs and maintenance – 80% of the budget – 14K on that
 - Fire alarm batteries – work was just completed – high on electricity – snow melt lines off
- c. Leak from Neal Elinoff unit into 2nd floor common hall & garage ceiling – Update on mitigation
Judi Balkind has been working on the leak.
- d. Discuss: appointing two board members to approve transfer funds to operating budget for pool project (see above)
- e. Other: What to do with the empty space – sell as parking space. TBD
9. Next Board meeting date and place: June 24, 2021
10. Adjournment ***Jill O'Dell made a motion to adjourn the meeting and seconded by Mary Koprowski.***

Respectfully submitted,

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