

Approved – 5.11.2023
LULU CITY ASSOCIATION
BOARD MEETING
April 5, 2023, 3:30 P.M. (MST) / 5:30 PM (EST)
Zoom Conference
Minutes

1. Roll call, determination of quorum and certification of proxies.
Barb Nazari, Dan Peterson, Jill O'Dell, Andrea Booth
Owners: Pamela and Walter Mauer (6M), Stephan Godevais 3E,
Others: Judi Balkind, HOA manager, Matt Lewis, Maintenance Manager
Jill O'Dell called the meeting to order at 3:36 PM.
2. Motion to approve/waive notice of meeting.
Jill O'Dell made a motion to approve notice of the meeting. Andrea Booth seconded, and motion passed.
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Board is 6, 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, Barb Nazari seconded the motion and the motion passed.***
5. Approval of the Minutes for the Board meeting on Feb 9, 2023
Barb Nazari made a motion to approve the minutes from the Board meeting on Feb 9, 2023. Jill O'Dell seconded all motion passed.
6. Request from an owner to speak on an agenda item:
 - a. Nicki and Dan Bergstrom - 6A – Approval for new windows
 - b. Jessica Hafitch- 5H – Approval for new windows
Barb Nazari made a motion to approve the windows for Nicki and Dan Bergstrom's 6A and Jessica Hafitch's, 5H. Andrea Booth seconded, and motion passed.
 - c. Stephan Godevais – 3E – Roof leak and review the installation of a garage gate again. It was noted the gate stopped working and the parts were no longer available. Also, the parking garage is still accessible through the area in front of building 5 parking area. Jill O'Dell noted the reserve parking signs have been posted on her space and the next one. New lines were painted, and no one has poached her spot.
7. Old Business:
 - a. Discussion on closing pool and hot tub for off season. ***Andrea Booth made a motion to close the pool and hot tub on Thursday April 6th and open it on Wednesday, May 24, Barb Nazari seconded, and motion was passed.***
 - b. Financial Review – Kurt Shugars -Tabled
8. New Business:
 - a. Review and consideration of governing document amendments required by CCIOA – Nicole Pieterse (tabled to next board meeting) Reminder to members to review the draft of the governing documents.
 - b. Discussion on Finances:
 - Loan repayment - paying the loan from our capital reserve assessments, we are not collecting any capital reserve monies. The board will continue to discuss ways to obtain more funds.
 - Roof Leaks -plan to fix Roofs. Matt Lewis discussed this issue.
 - New gutters and heat tapes- Matt Lewis will resend the estimate for a new gutter system around the pool. The estimates will be reviewed and ratified at the next

meeting.

- c. Magpie Maintenance Report: Matt Lewis & Eric Wheeler
- Roof leak into Units 6A ,6B, 6E, 3H and 4C Matt Lewis noted to the members that he thinks there are areas of the water shield membrane that has been compromised.
 - Matt suggests an inspection of the entire roof which would entail pulling up the roofing material where the leaks are happening and inspecting the snow and ice shield. He noted buildings 3 &4 are easier to inspect the roofs, while building 6 is more difficult with the valleys. If plywood is affected, we would need to replace the plywood. He doesn't think it's necessary to replace the entire roof. The work would include replacing drywall and windowsills. Matt Lewis will arrange for a roof inspection in the middle of May and will take 2 – 3 days.
- d. Other:
- Send an email out to everyone letting them know that the roof will be inspected in May and let us know if you have a current leak this winter and in the past.
 - Jill O'Dell mentioned the icicles hanging off the roof and asked Matt Lewis to keep an eye out next winter in the trouble spots.
 - Send an email out to owners of building 3, 4 and 6 asking if they want the HOA to purchase a Reserved Parking sign for their unit. The cost for the sign and installation will be billed back to each owner.

9. Next Meeting date and time: May 11, 2023, at 3:30 PM

10. Adjournment: ***Jill made a motion to adjourn the meeting at 4:33 PM. Barb Nazari seconded the motion and motion passes.***

Respectfully submitted,

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