APPROVED 06.16.22

LULU CITY ASSOCIATION
BOARD MEETING
April 28th, 3:30 P.M. (MST) / 5:30 PM (EST)
Zoom Conference
AGENDA

1. Roll call, determination of quorum and certification of proxies.
   Jill O'Dell called the meeting at order 3:34 P.M.
   Board members present: Dan Peterson - 6I, Jill O'Dell - 6G, Nicki Bergstrom - 6A, Barb Nazari – Jennifer van der Borgt - 5C
   Proxy: Mary Koprowski 3F and Andrea Booth 4C proxied Jill O'Dell
   Owner present: Morry Fiddler & Camille Baxter 3G, - Walter & Pamela Maurer - 6M, - Matt Steinke - 6E, Meryln Ellis - 6L. Miten Patel - 6Q
   Others present: Judi Balkind, HOA Manager, Kurt Shugars – Accounting Manager and Nicole Pieterse – HOA attorney

2. Motion to approve/waive notice of meeting. ***Dan Peterson made a motion to approve notice of meeting. Jill O'Dell 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 Jill O'Dell ***made a motion to approve the agenda, Barb Nazari seconded and motion passed unanimously.***

5. Approval of the Minutes for the Board meeting on March 10, 2022. ***Jill O'Dell made motion to approve the Minutes from the Board meeting on March 10, 2022. Barb Nazari seconded and the motion passed unanimously.***

6. Request from an owner to speak on an agenda item: N/A

7. Old Business:
   a. Update on Pool repair: The town will not give CO until the lift is installed. We need to install the lift before the town will give a Temporary Certificate of Occupancy. The lift has been received but we need a special type of driller to install lift. Jill has received a document from the town stating that every other item has been met.
   b. Update on Line of Credit – Tally on Ballots: Received 30 responses 27 –yes votes – 3 no notes: Kurt Shugars Line of credit was paid off and the official approval came back from the bank for the 5 year term loan based on amortization on $450,000 at 5.5% interest rate. New loan in place and the cash is in.
   c. Financial Update: Kurt Shugars noted the 1st quarter is not completed but noted we are in budget for the 1st Qtr of 2022

8. New Business:
   a. Pool key fobs – a date for distribution will be sent to the owners. The owners will need to contact their property management company for pick up.
   b. Beautification committee
      - Board authorization to set up a Go Fund Me page for donations for the projects – ***Jill O'Dell made a motion to approve authorization of a "Go Fund Me" account linked to a beautification fund. Barb Nazari seconded the motion. All in favor – motion passes unanimously.***
        A wire transfer will be set up the "Go Fund Me" and will be shown as a separate liability on the balance sheet.

Barb Nazari made a motion to approve expenditures out of the beautification fund that is separately accounted for in the budget, as authorized by the president. Nicki Bergstrom seconded and motion passed unanimously.

- Update from committee: Discuss projects/materials that are proposing

Merlyn noted that to put the finished touches on the pool beyond the committee is seeking contributions from the owners. Attached is a set of projects subject to funding. An anonymous owner will match up to 20K within the next 60 days.

c. Authorization for Alpine lodging to install Ring camera's on the units they manage. Discussion ensued. It was noted that the Camera records sound and video and there is concerns with privacy.

Barb Nazari made a motion to not approve ring camera's on the property. Dan Peterson seconded, a vote was taken and the motion passed unanimously.

d. Review bid proposal from Blooming Landscapes – ***Jill O'Dell made a motion to approve the bid from Brighton Honn, Blooming Landscapes. Nicki Bergstrom seconded the motion and motion passes unanimously.***

e. Two bids for maintenance bids have been obtained. Request a formal request from Carlson and review these bids at the next board meeting in an executive session.

f. Other: Updated inspection of common equipment

Obtain a structural engineer to inspect the decks and posts of building 4

9. Next Board meeting date and place: TBD – June 2, 3:30

10. Adjournment: ***Jill O'Dell made a motion to adjourn the meeting at 4:54 pm. Barb Nazari seconded.***

Respectfully submitted,

By:_____

Jarmik Property Management, Inc.
Judi Balkind, HOA Manager