

**LULU CITY ASSOCIATION
BOARD MEETING
March 10th, 3:30 P.M. (MST) / 5:30 PM (EST)
Zoom Conference
Minutes**

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell called the meeting at order 3:32 P.M.
Board members present: Mary Koprowski- 3F, Dan Peterson - 6I, Jill O'Dell - 6G, Nicki Bergstrom - 6A, and Andrea Booth - 4C Barb Nazari – Jennifer van der Borgt - 5C .
Owner present: Robin Marsh – Walter & Pamela Maurer – 6M
Others present: Judi Balkind, HOA Manager, Kurt Shugars – Accounting Manager and Nicole Pieterse – HOA attorney
2. Motion to approve/waive notice of meeting. . ***Jill O'Dell made a motion to approve notice of meeting. Andrea Booth 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 makes motion to approve the agenda, Jill O'Dell seconded and motion passed unanimously.***
5. Approval of the Minutes for the Board meeting on February 10, 2022 ***Jill O'Dell made motion to approve the Minutes from the Board meeting on February 10, 2022. Andrea Booth 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. Jill O'Dell reported that there will be an inspection in the next day or so. There are a few maintenance items that need to be addressed in order to open the pool. Items that need to be updated the owners stating the pool could open on Saturday and passes inspection.
 - b. Update on Line of Credit – Ballot
Nicole Pieterse noted a ballot question will be prepared authorizing the association to convert its existing Alpine Bank line of credit into a fixed loan with Alpine Bank. It will be a 60 month, 5 year loan based on a 10 year amortization scheduled. The Ballot would be sent out on March 14 and returned by March 28th – if the board approves it, a letter will accompanying it
***Nicki Bergstromm made a motion to approve the ballot created by Nicole Pieterse. Mary Koprowski seconded the motion.
Vote: Jill O'Dell – yes, Mary Koprowski - yes, Andrea Booth –yes, Dan Peterson - yes, Nicki Bergstromm – yes, Jenifer van der Borgt– yes, Barb Nazari – yes
Unanimous approval and motion passed.***
 - c. ***Mary Koprowski made a motion to authorize Jill O'Dell to execute the change order for the contract for the new reduced rates with Pool Spa Specialties for the remainder of the pool construction. Jennifer van der Borgt seconded the amendment and motion.
Vote taken: Jill O'Dell – yes, Mary Koprowski - yes, Andrea Booth –yes, Dan Peterson - yes, Nicki Bergstromm – yes, Jenifer van der Borgt– yes, Barb Nazari – yes.
Unanimous approval and motion passed.***

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. Interest in setting up a beautification committee. There is interest in a beautification committee in which Owners can add money to a fund in which the fund would cover items such as a fire pit, gas grill and new pool furniture. Dan Peterson proposed that he would match any donor in the next 30 days
Jill O’Dell made a motion to establish a beautification committee which would be established as a non- acting committee. This committee would be tasked with raising money for beautification for the common areas and would propose projects and costs to the board. The board would need to approve any use of the funds. Jennifer van der Borgt seconded the motion.
Vote taken: Jill O’Dell – yes, Mary Koprowski - yes, Andrea Booth –yes, Dan Peterson - yes, Nicki Bergstromm – yes, Jenifer van der Borgt– yes, Barb Nazari – yes Unanimous approval and motion passed.
The following members are appointed to the committee: Jennifer van der Borgt, Miten Patel, Will McDermott and Merlyn Ellis.
 - c. Other: Jill noted there were questions and concerns regarding the maintenance of the buildings.
9. Next Board meeting date and place: April 28 2022 at 3:30 pm
10. Adjournment. Nicki Bergstromm made a motion to adjourn at 4:32 PM, motion seconded by Jill O’Dell

Respectfully submitted,

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