

DRAFT
LULU CITY HOMEOWNERS ASSOCIATION
Work Session Board meeting minutes
February 15th, 2017, 4:00 P.M. (MST)
Wilkinson Public Library – Telluride Room
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies.
Jill O’Dell – President, Adrienne Lent, Board Member and Dan Pederson, Board member.
In person or teleconference call: Judi Balkind – HOA Manager, and Thomas Emilson, owner of LuLu City 3D, #3D and Mary & Chris Koprowski, Owners of LuLu City 3F.
2. Motion to approve/waive notice of meeting.
Jill O’Dell made a motion to approve notice of the meeting. Adrienne Lent seconded and motion passed.
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

There were only 3 board members present in person or by teleconference call therefore, this meeting is considered a work session meeting and no votes will be taken.
4. Approval of Agenda. **Jill O’Dell made a motion to approve the agenda. Motion seconded by Dan Pederson and passed.**
5. Requests to Speak on Agenda Topics
 - a. Advance requests from members to speak on agenda topics.
Mary & Chris Koproski, Unit 3F and Thomas Emilson, Unit 3D requested to speak about the replacement/repairs to their decks.
6. Unfinished Business:
 - a. Approval of board meeting from December 9, 2016 – Tabled for next meeting.
 - b. Update on Deck posts buildings 3 & 4. Mary Koprowski sent by email previous engineering reports and estimates from 2013. Thomas Emilson updated the board with information on the deck repairs to his unit and requested the board review and proceed with the approval of the deck repairs. .
 - c. Update on Fire Alarm System. It was noted to the board, Judi Balkind had contacted two alarm companies – The Alarm company in Telluride and a Commercial Specialist in Telluride. Dan Pederson made a recommendation to contact both companies and request they perform a site inspection. If needed, a fee could be paid for the inspection.
7. New Business:

a. Painting bids for hallways building #6.

- Southwest Finishes
- TELLURIDE COLORado

The two bids were present to the board. Dan Pederson requested a third bid be obtained for the next board meeting.

b. Review of 2017 Financials- The financials were reviewed with no comments.

c. Review of contract for 2016-1017 Snow Removal contract. Carlson's snow removal contract was reviewed and noted the contract was signed on an hourly basis vs. a contract basis.

d. Request from new owner – LuLu 5C - Can a garage door opener be added, garage door changed or front door changed. Tabled for later.

8. Other.

9. Next meeting date and place: Jill O'Dell requested that the next board meeting be held on March 29, 2017 at 4:00 PM.

9. Adjournment . Jill O'Dell made a motion to adjourn – Motion seconded by Dan Pederson.