

APPROVED MINUTES
LULU CITY ASSOCIATION
MONTHLY BOARD MEETING
Thursday, November 13th, 2025 @ 3:30 P.M (MDT)
Via Zoom

Approved Minutes

1. Roll call, determination of quorum and certification of proxies.

Board: Jill O'Dell, Jennifer Van Der Borgt, Miten Patel, Barbara Nazari, Pam Mauer, Andrea Booth Proxy.

Owners: Walter Mauer, Michael Ginder, Alex and Anna Bourreza

Telluride Consulting: Vinny Phahurat

HOA's Attorney: Aaron Goodlock

Kate Jone's Rep: Dana Baggs

Magpie Maintenance: Matt Lewis

HOA Management: Jarmik Property Management, Judi Balkind & Rachel Bergen

Jill O'Dell made a motion to call the meeting to order at 3:34 PM

2. Motion to Approve/Waive Notice of meeting.

Jill O'Dell made a motion to approve the notice of the meeting, Barbara Nazari seconded. All in favor and the motion passes 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

Quorum determined.

4. Approval of Agenda

Barbara Nazari made a motion to approve the agenda as presented, as well as move Aaron to the start of the meeting since he needs to leave early. Pam Mauer seconded. All in favor and the motion passes unanimously.

5. Old Business:

- a) **Aaron Goodlock:** Declaration and Condo Amendment for Unit 4D Crawlspace Annex-Fifth Amendment, Aaron will prepare cover letter to mail out.
- b) **Update on Kate Jones - parking space update,** working with Dana Baggs on the agreement. Changes confirming the \$100,000 to the association will occur upon sale of the unit. In order for her to sell, we would need to record the condo map amendment with the assigned parking space. Record the amendment now, once recording of the parking space is officially designated to her unit.

6. Is the board interested in having Alex join the board to take Mary's spot, she's gone for the next month or so until our annual meeting?

Jill O'Dell made a motion to nominate Alex Bourreza for the vacant position on the board in place of Mary Koprowski. Andrea Booth seconded, all in favor and the motion passes unanimously. Welcome to the board Alex!

7. Approval of the Minutes for the Board meeting held on September 25, 2025

Barbara Nazari made a motion to approve the minutes of the board meeting held on September 25th 2025. Andrea Booth seconded. All in favor and the motion passes unanimously.

8. Request from an owner to speak on an Agenda item:

a) New Owner, Michael Ginder – Review of Construction compliance form

- a. No drywall work at this time. Jill O'Dell requested that the contractors clean up any major messes as they do the build. Start towards the end of next week or the week after. 4-8 weeks to complete. Working within working hours of the condo.*

Jill O'Dell made the motion to approve of Michael Ginder's Construction Compliance Form as requested. Jennifer Van Der Borgt seconded. All in favor and the motion passes.

9. Date for Dryer vent cleaning – TBD, Josh is local and he's giving us a runaround for a date, if it doesn't happen early next week, we will reach out to the larger company.

10. New Business:

a) Reminder: Notice of Hot Tub / Pool Closure: Sun Oct 19th – Weds Nov 26th

- a. We may have some high school kids to close the pool cover at night.*

b) Magpie Maintenance - Update

- a. Discussion ensued about the exterior lighting and the
b. Clear out the bikes/space for that parking space for
c. Matt will speak with the Marshalls to figure out how to remove those dirtbikes in the garage.*

c) Review and approval of 2026 Budget

- a. There was a discussion on budget and increase in general costs.*

Jill O'Dell made a motion to approve the 2026 budget as presented. Pam Mauer seconded. The vote was as follows:

Pam Mauer – Voted yes

Jill O'Dell – Voted yes

Barbara Nazari – Voted yes

Jennifer Van Der Borgt – Voted yes

Andrea Booth – Voted yes

Miten Patel – Voted yes

Alex Bourreza – Voted yes

All board members approved the 2026 budget as presented with a 7% increase as recommended by Telluride Consulting. The 2026 annual budget will be ratified at the annual meeting.

d) Engagement letter from Orten – 2026

Barbara Nazari made a motion to approve the Engagement Letter from Orten for 2026, Andrea Booth seconded and the motion passes.

e) Annual Test & Inspection of Alarm system – Completed 11.12.2025

11. Next meeting date and time: *Annual meeting to be held on January 8th*

12. Adjournment

Andrea Booth made motion to adjourn meeting at 5:00 PM, Alex Bourezza seconded.

DRAFT