

**LULU CITY ASSOCIATION  
BOARD MEETING  
November 18, 3:30 P.M. (MST) / 5:30 PM (EST)  
Zoom Conference  
Minutes**

1. Roll call, determination of quorum and certification of proxies. Mary Koprowski, Dan Peterson, Jill O'Dell and Andrea Booth  
Barb Nazari proxied Jill O'Dell  
Absent: Jennifer van de Borgt and Nicki Bergstrom  
Jill O'Dell called the meeting to order at 3:38 pm  
  
Others: Morry Filder Unit 3G, Robin Marsh Unit 6Q, Pamela and Walter & Pam Maurer Unit 6M, Bill McDermott Unit 5A , Merlyn Ellis Unit 6L and Miten and Rikeh Pitel, Unit P.  
Also in attendance: Kurt Shugars, accounting and Judi Balkind HOA
2. Motion to approve/waive notice of meeting. ***Jill O'Dell Mary Koprowski made a motion to approve the notice of the meeting. The motion was seconded by Andrea Booth 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 with the additional line item . The motion was seconded by Andrea Booth and passes unanimously.***
5. Approval of the Minutes for the Board meeting on October 21, 2021. ***Mary Koprowski made a motion to approve the minutes from the meeting of October 21, 2021. The motion was seconded by Andrea Booth and passed unanimously.***
6. Request from an owner to speak on an agenda item: N/A
7. Old Business:
  - a. Update from Kurt Shugars, Accounting manager RE: Line of credit from Alpine Bank Kurt noted lien was approved on Friday for \$250,000.00. Kurt cleared all of the invoices and vendors have been paid.
  - b. Update report from Miten Patel on the pool repair Miten reported electrical inspection passed and they are waiting for the plumbing to pass. The concrete will be poured on Monday and Tuesday, if the inspection goes well. The work left will be inside the mechanical room, the fence on the west side of the property, plastering of the pool and install the cover on the pool. The plastering of the pool will be completed in 2 days.
  - c. Leak from Neal Elinoff unit – Update – Baseboard installation. The baseboard trim will be finished by tomorrow.
  - d. Neal Elinoff discussion regarding assignment of parking space This was tabled to a later date. Jill O'Dell suggested Dec 2nd or Dec 16<sup>th</sup> via zoom call at 3:30 pm
8. New Business:
  - a. Review and approve Snow Removal contract – Carlson Customs, LLC. ***Jill O'Dell made a motion to approve the Snow Removal Contract. Mary Koprowski seconded the motion and it passed unanimously.***
  - b. Review and approval of 2022 Budget and Dues. Kurt Shugars noted the 2022 budget and dues need to increase in operating dues of 12K – 5% of the budget. This is justified by the actual expenses in 2021. Administration is flat, maintenance & repair is coming in between 22 and 24K

for annual maintenance and repairs, savings in pool and hot tub for closing down but gas and electric may increase. Gas increase from 4K – to 8K, Insurance is flat,

***Mary Koprowski made a motion to approve the budget with a 6% increase to present to the HOA in December. Andrea Booth seconded the motion.***

A vote was taken:

Jill O’Dell – yes  
Barb Nazari (Jill O’Dell proxy)– yes  
Andrea Booth – yes  
Mary Koprowski– yes  
Dan Peterson –yes

The motion passed unanimously.

- c. Reminder: Construction compliance – all owners must receive approval for a remodel if it’s anything more than new carpet and painting. All owners need to take note of this compliance.
- d. Reminder: Garage spaces – nothing is to be stored in the garage space as a reminder.
- e. Fix steps to garage and pool area – Carlson Customs LLC - \$1500 - \$2000  
**Mary Koprowski made a motion to have Jim Carlson make a comprehensive repair of stairs, steps around the garage building six up to 5k. Dan Peterson seconded.**

Vote taken:

Jill O’Dell –yes  
Andrea Booth – yes  
Barb Nazari (Jill O’Dell) – yes  
Mary Koprowski – yes  
Dan Peterson – yes

The motion passed unanimously.

9. Next Board meeting date and place: December 16 2021

10. Adjournment Jill O’Dell made a motion to adjourn at 4:58 P.M.

Respectfully submitted,

By: \_\_\_\_\_  
Jarmik Property Management, Inc.  
Judi Balkind, LuLu City HOA manager