

**LULU CITY ASSOCIATION
BOARD MEETING
November 19, 2020, 3:30 P.M.
Teleconference
Call in number: 1-605-472-5326 Passcode: 769832#**

Minutes

1. Roll call, determination of quorum and certification of proxies. Barb Nazari, Dan Peterson, Andrea Booth, Nicki Bergstrom and Jill O'Dell
HOA Members present: Mike and David Zutler - Unit 5F, Bill and Karrie McDermott - Unit 5A, Jane Wolke, Unit 5D, Matt Steinke - Unit 6E, Jess Hafich - 5H Jennifer Van der Borgt - 5C
Also present: Kurt Shugars, Jim Carlson and Judi Balkind and Stacy Sheridan, HOA Manager, Nicole Pieterse HOA attorney
Jill O'Dell called the meeting to order at 3:35 PM
2. Motion to approve/waive notice of meeting. *Jill O'Dell made a motion to approve the notice of the meeting. Dan Peterson seconded and the motion passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (either filled or vacant). **Board is 5, Quorum 3 Act of majority of quorum of Directors is an act of the Board; 3 Votes = act of Board**
4. Approval of Agenda: *Andrea Booth made a motion to approve the Agenda. Nicki Bergstrom seconded and the motion passed unanimously.*
5. Approval of the Minutes for the Board meeting on October 1, 2020. Jill O'Dell *made a motion to approve the Board meeting minutes of October 1, 2020. Dan Peterson seconded and the motion passed unanimously.*
6. Request from an owner to speak on an agenda item:
 - Mike & David Zutler – 5F – Discussion on removable cover for their garage door. David bought the vehicle in 2002 and there were no garage doors at that time. He has installed plastic sheeting in the past but now they are asking if they can have permission to use the removable garage cover. Nicole Pieterse asked the Board members for comments are as follows:
 - Dan Peterson suggested a limited common element exception for their garage and plat the space to lease this area to the Zulters. They would have to build a new door to their garage. Lease common area space of construct a new garage entry that would accommodate your vehicle or sell them 8” of space and they would have to build a new door.
 - Nicki Bergstrom noted that when the garage door is open it's a security issue from the other owner and asked if the Zutler's can park their car on the street.
 - Jill O'Dell noted her concern she felt her obligation as a board member is to uphold the rules and regulations for the entire membership.
 - Andrea Booth agrees with Jill O'Dell. Two questions: is there any additional room in your garage that could fit this car. Would the vehicle fit in a spot in building six and would they want to trade with you? David noted he has no additional space in his unit and he and Mike are not willing to park on the street and not interested in building six. They indicated that their goal it to get a new car. No further discussion. Nicole Pieterse asked if there was a motion to approve the request for a temporary cover. The board did not approve the removable cover.
 - Josh & Jane Wolke, Unit 5D, remodel request: deck additions/windows/etc. Jane focused on items – 4 things -access door to the garage on the bottom level, pull electrical to the garage, and install lights and outlet, outside keypad to garage door, adding a deck to the southwest corner of the unit with a sliding glass door. Jane noted that they would ask for permission to replace tiles in the bathroom and remove a partial wall in kitchen area. *Jill O'Dell made a motion to approve the work inside as defined by Jane Wolke and follow the construction compliance form and obtain the necessary permits from the Town of Telluride's building department. Andrea Booth seconded the motion.* Dan Peterson noted that he remodeled his unit and discovered there was a concrete floor and discovered that all the electrical wires were in the floor. He suggested a obtaining a good architect and electrician. *Vote taken and passed unanimously.*
 - Common area: Jill O'Dell noted the wiring of their garage should be completed by a license electrician. Jill O'Dell asked Nicole Pieterse to weigh in on the addition of a deck and access door. Andrea Booth noted she is also ok with the wiring in the garage
Nicole Pieterse noted that with the addition of a deck, the condo map would be needed to be updated and

identified as a limited element and engineering and the scope of work allowing the changes to the exterior of the building.

Nicole Bergstom made a motion to approve the request to put electricity in garage, garage door and internal door. Jill O'Dell seconded and motion passed unanimously.

Construction compliance in the rules and regulations need to be reviewed and adhered to. Deck addition has been tabled.

- Introduction from new owners; Bill and Karrie McDermott – 5A. Bill introduced himself and his wife.

7. Old Business:

a. Jim Carlson:

- Trash Enclosure Plans and permitting, UPDATE: Jim Carlson provided an update to the Board. Started demo and ran into a few issues, the concrete was broken up and will be hauled away. Rico will put in new soil nails and then the concrete will be poured. The metal for trash enclosure has been fabricated and the steel guys will be able to put up. The building department wants to have the area above the trash containers framed in with exterior drywall and fire retardant material installed. Anticipate the project to be completed within the next couple of weeks.

b. Replacement doors- Buildings 6 and 5. **Completed**

c. Dryer Vent Clean out – Discuss frequency and certification from owners. Jill O'Dell suggested keeping a record; indicating traditional vent or water can vent, and cleaning frequency for fire safety. Barb Nazari suggested a self-certification be added to the next meeting “how people will document” number of different options Andrea Booth suggested that the owners schedule their unit to have it cleaned on a regular annual basis.

Jill O'Dell suggested that the Owners provide proof of cleaning the vents, find out who hasn't had them cleaned and provide proof on a two year cycle.

d. COVID 19 – Mask Protocol for the building. The board has asked that all owners, guests and tenants review the COVID rules and adhere to them. Masks must be worn at all times inside the common area of the buildings.

e. Storage Units for rent – Dan Peterson reported the following information regarding the owner's usage of common area storage. The areas have to be surveyed and leased by the square footage, the person who leases it must provide insurance, the HOA must have access to the units, must be equitable in rental amounts, and a lottery system.

8. New Business:

- a. Kurt Shugars: Financial update for 2020 Financial update: We are tracking closely to what was anticipated for expenses. The revenue side is consistent. Kurt is recommending that 2021 Budget – increased about 10% - no increase since 2018. Need to increase for current cost:
Property management fees - \$2k to budget, maintenance is coming in higher increase to 18K, fire alarm phone line and century link, janitorial costs up to 700, hot tub/pool open and close have doubling in cost, roof snow removal need to be done more frequently due to roof leaks in the last few years, need to add \$4,500. Utilities, and water and sewer increases from the town of Telluride from 28K to 32K. Gas costs were up this year. In the 600 building there will be a small increase on General Liability. 2 Capital projects – painting of building 5 or building 3 – Building six will have an increase of \$2,200.
Reserve fund –no changes to the reserve fund. Coming into 2021 with 313K projected ending balance of 382K.

Jill O'Dell made a motion to approve the 2021 Budget with the changes of reducing the interested income and eliminating the capital reserve projects for this year and the other budgeted items identified by Kurt Shugars. Dan Peterson seconded and motion

- b. Discuss Pool and Future Plans. Dan Peterson sent the plans to 2 consulting firms who are familiar with Telluride.
- 3 things: evaluation to see if the pool is repairable but with the age of the pool and the hot tub not a commercial tub that didn't think it would be a logical thing to do
 - Upgrade evaluation: o keep some of parts to the pool but replace things like pumps, etc. Once again with the pool being so old, this may not be logical.
 - Approach it in a cost effective manner – replace the pipes, heating system, pool as one big project. The consultants don't do the work but are consultants with trees roots/soil etc.

It was suggested that we gets the hot tub and pool as united entity. Nicki Bergstromm will reach out to Ryan McGovern, the Town of Telluride's park and rec manager to obtain information on the town's replacement of their pool.

Barb Nazari made a motion to have Dan Peterson move forward with pool recommendations. Jill O'Dell seconded and the motion passed unanimously. Jill O'Dell will meet with Kurt Shugars to amend the budget as necessary.

- e. Update: Ballots for Proposed Amendments to LuLu City's Declaration & Replat of Unit 6A. The replat is completed and filed with the County. Kurt Shugars will make the adjustments to the dues schedule. Completed.
- f. Other:
- Disposal of unwanted furnishings, mattresses/furniture/etc. This continues to be an issue and the owners are asked to notify their tenants/guest not to dispose of unwanted furnishings and to schedule a special pickup, items cannot be left at the dumpsters.

9. Next Board meeting date and place: December 17, 2020 at 4:30 pm

10. Adjournment: ***Jill O'Dell made a motion to adjourn at 5:10 pm.***

Respectfully submitted,

Judi Balkind
Jarmik Property Management
LuLu City HOA manager