

**LULU CITY HOMEOWNERS ASSOCIATION
MINUTES – SPECIAL BOARD MEETING
July 26, 2018, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room 6
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Board members Present: Jill O’Dell, Jan Davy, Nicki Bergstrom, and Dan Peterson.
Absent: Michael McAllister proxy to Jill O’Dell
Also Present: Peter McGinty, (Unit 5A) Michael Zutler & David Zutler (Unit 5F), Ronica Kluge & Sam Edwards, (Unit 5B), Jim Boeckel, Telluride Fire Marshall and Judi Balkind, HOA Manager
2. Motion to approve/waive notice of meeting. *Jill O’Dell made a motion to approve notice of the meeting seconded by Nicki Bergstrom and passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and vacant).
Board is 6, 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, motion seconded by Nicki Bergstrom and passed unanimously.*
5. Approval of the minutes from the July 12, 2018 Board meeting. *Jill O’Dell made a motion to approve the minutes from the July 12, 2018 meeting, seconded by Dan Peterson and passed unanimously.*
6. Request to Speak on Agenda topics.

Jim Boeckel, Fire Marshall: Discussed his concession for one owner to see if the hallway horn’s decibel is high enough to meet code within the unit. If not, a horn will need to be installed into the unit. Discussion ensued regarding the requirement to have an alarm system that meets code.

Peter McGinty: His concerns are decision making being made outside the Board meetings and operative procedures that affect the finances of the HOA, pool, cable and security systems. Feel the on-site management needs to be addressed. Sam Edwards asked about the “sunshine” law. Discussion ensued.

Jill O’Dell made a motion to increase Judi Balkind, HOA Manager’s hours from 11 to 20 per month and to have an on-site full walk through once per week with the Board Members. Judi recommends listening to this discussion and then coming back to the

Board with her recommendations. Additional discussion ensued which involved the maintenance position as well. This item has been tabled to the next meeting as an agenda item; which will include Judi's updated hours needed to accomplish what we need and Jim Carlson will have his punch list reviewed and approved.

Mike and David Zutler: When minutes are sent out, do they go to all owners? Can we send out minutes with Agenda? The answer given is that yes, they go out with the Agenda. Spectrum and Alarm Issues: Did a walk through with Kevin White outlining our concerns as they relate to the alarm installation. We have scheduled an owner meeting with Kevin on Monday at 3:30 pm to discuss this further.

7. Old Business:

- a. Fire Alarm hardwiring: Meeting is scheduled with Master's Security on Monday at 3:30 pm with no more than 2 Board Members in attendance. Jan and Jill have indicated they will attend.
- b. Painting Bids Building 6: Jill has two bids, from local companies; do not have a bid as of yet from RJ's Painting. The two bids we have are very close, coming in slightly over budget. One is \$19,500 and the other is \$24,500 the higher bid includes more items. Scope of work includes everything, except stringers, rails, garage exterior entry by trash, curbs safety yellow which can be added as options. Both companies estimate 2-4 weeks to complete. Discussion ensued. Judi added that we have received an anonymous donor contribution of \$10,000 to be used for painting building 6. **Nicki Bergstrom made a motion to accept the bid from LG Painting provided that his timeline works for us and include all options recommended. Jan Davy seconded the motion and it passed unanimously.**
- b. Patrick Cargill remodel update: Matt Lewis updated the Board on the remodel noting the following information: The remodel would include moving a couple of walls, re-doing the kitchen, stairwells, and upstairs bathrooms. Loft extension is tabled at this time. Our dumpster will be in our parking spot and Plastic sheeting which is being placed on carpet for a couple of months. Judi indicated that they will need a letter from the Board for the Town of Telluride. Time frame has a September start date.

8. New Business:

- a. Agenda item for next Executive Session Board Meeting to discuss how we would like our minutes to be reflected based on the laws available to review. Discussion ensued as to the how the meetings should proceed as it relates to owner's ability to discuss items without notice. **Jill O'Dell made a motion that the Board approve her undertaking research on this matter and discussing it with the attorney Nicole Pieterse. Nicki Bergstrom seconded the motion and the motion passed unanimously.**

- b. The Zutler's will reach out to the Trash company to discuss options for the bins.
- c. Discuss the plastic sheeting being placed to protect carpet outside of Cargill's unit as to how often it needs to be removed.

d. Other. None.

12. Next meeting: TBD

13. Adjourn: Nicki Bergstrom made a motion to adjourn.

Respectfully submitted:



By: Jarmik Property Management Inc.
Judi Balkind, HOA Manager