

Approved at 8.31.23

LULU CITY ASSOCIATION
BOARD MEETING
Thursday, August 10, 2023, 3:30 P.M. (MDT) / 5:30 PM (EDT)
Location: Zoom Conference
Minutes

1. Roll call, determination of quorum and certification of proxies.
Board Members: Dan Peterson (6I), Jill O'Dell (6G), Andrea Booth (4C), Barb Nazari (3B), Mary Koprowski (3F), Jen van der Borgt (5C)
Owners: Walter & Pam Maurer (6M), Rekah Patel (6P), Bill McDermott (5A), Sam MacBride (3C)
Proxies: NA
Others: Kurt Shugars Accountant and running meeting in Judi Balkind's absence, Matt Lewis, Magpie Maintenance, Jim Mahoney, Attorney
Jill O'Dell called the meeting to order.
2. Motion to Approve/Waive Notice of Owners/Members Meeting.
Mary Koprowski moves to approve, Dan Peterson seconds, motion passes unanimously.
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or 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: ***Barb Nazari made a motion to approve the agenda with the addition of an Introduction of Jim Mahoney after item 5 and before item 6. Mary Koprowski seconds, all vote in favor, motion passes.***
5. Approval of the Minutes for the Special Board meeting on July 5, 2023
Barb Nazari makes a motion to approve the minutes as presented, Mary Koprowski seconds, motion passes unanimously.
6. Request from an owner to speak on an agenda item. Unit 6J Window Replacement. Owner was unable to attend the meeting but sent an email requesting an identical replacement as the original suffered damage in the last hailstorm. ***Mary Koprowski makes a motion to approve, Barb Nazari seconds. Roll Call: Jill O'Dell – yes, Barb Nazari – yes, Andrea Booth -yes, Mary Koprowski – yes, Jen van der Borgt – yes, Dan Peterson – yes. Motion passes***
7. Old Business:
 - a. Update on special assessment and payment plans (Kurt Shugars)- Jill points out that \$226,000 has been collected to date. Kurt reports that there are units that have not made their payment or contacted anyone to set up a payment plan. They are being invoiced monthly. He recommends using \$175K to pay down the note and saving the rest to apply to roof repairs.
8. New Business:
 - a. Security cameras needed: TV's, box spring, trash left outside of dumpsters. Matt and Judi would be the reviewers. None are needed at pool. Simply Safe seems to be the best fit- Matt reports that there is likely a small monthly fee for 30 days of access to the cloud server for footage review.
Barbara Nazari makes a motion for Matt Lewis to purchase and install cameras with a maximum budget of \$1000 initially and \$15 monthly, Mary Koprowski seconds. Roll Call: Jill O'Dell – yes, Barb Nazari – yes, Andrea Booth – yes, Dan Peterson – yes, Mary Koprowski – yes, Jen van der Borgt – yes. Motion passes

- b. Magpie Maintenance Report: Matt Lewis and Eric Wheeler:
- They will need to find a wifi source for the security cameras.
 - Roof and gutter repair bids. Matt will ask for an updated estimate of the gutters to address possible price increase since the original estimate 10 months ago.

Ryan of Horn Brothers Roofing reports on his roof inspection of July 18h that was included in the packet. The snow retention is being overwhelmed by snow load here- his opinion being the system wasn't designed for it and the loosening of the attachments at contact points on the roof has allowed water to penetrate. There are also problems with the installation (wrong attachments used). Possible fixes below:

- 1) Remove the whole roof, place new ice and water shield and well as the correct snow retention is best, but not financially feasible today. He can present an estimate this Fall.
- 2) A less expensive, temporary fix until the full roof replacement can be accomplished in four or five years (his opinion of when that will be necessary) is to remove the failing snow retention, patch holes and install an engineered retention system designed for our snow load with non-penetrating attachments. He would also ensure heat tapes are working. Ryan will present a number that can address the immediate problem within the next week.
- 3) Building 6 is best left without pulling the panels until you're ready to replace the whole roof. Ballpark numbers- not an official estimate- below were used to craft subsequent motions.

12K Building 4

20-35K Building 6

10K Building 3

Horn Brothers offers a 5 year workmanship warranty and 30 year manufacturers' warranty. Ryan's engineering company for the retention system is liable for roof repairs should their system fail. It's unclear what happens to the warranty when/if this retention system is removed and reused on a new roof. All warranties will be sent with estimates.

Judi Balkind, with the help of Matt and Ryan, was directed to engage Nicole Pieterse to initiate an appeal to the insurance company contesting compensation amount and determination of damage to relieve some of the financial burden of this project.

Additional comments:

Dan Peterson asks if all these problems are a result of an inferior product and or installation to begin with. Ryan reiterates that the retention system was under designed for our snow loads in addition to being the wrong system attachment given the roof design. He has no knowledge of history or warranties of current roof.

Walter Maurer asks about snow removal- will it be necessary if the retention system is beefed up and the heat tape is working? The answer is yes; always take care of your roof and retention system.

Jen van der Borgt points out that building 5 will need the updated retention system that the other buildings are getting now, possibly at the time of roof replacement.

Ryan adds that building 6 will also need more upgrades at that time.

Miten Patel asks about the holes that will be revealed when the present retention system is removed- thinking perhaps leaving it in place and adding the new snap on engineered system above it would be better(?). Ryan explains the process for filling those holes and why current retention bars need to be removed as the holes will continue to enlarge with the pressure on them. New bars will be engineered to avoid undue pressure. Keeping the current system untouched and installing a new

engineered system above it would likely void any warranty available on the new system.

Barb Nazari makes a motion to approve moving forward with fixing the gutters to a maximum of \$8500, seconded by Andrea Booth. Roll Call:

Jill O'Dell – yes, Barabara Nazari – yes, Andrea Booth – yes, Dan Peterson – yes, Mary Koprowski - yes, Jen van der Borgt – yes

Mary Koprowski makes a motion to move forward with roof repairs up to a maximum of \$57,000, seconded by Barbara Nazari. Roll Call:

Jill O'Dell – yes, Barbara Nazari – yes, Andrea Booth – yes, Dan Peterson – yes, Mary Koprowski – yes, Jennifer van der Borgt – yes

- New light fixtures.

Matt reports that the garage is a priority. Lights can be ordered in smaller quantities. Direction he's considering is in the packet. Kurt Shugars reports that if the the lights are replaced as they fail then the cost could be drawn from the maintenance line item, vs replacing them all once. The board agreed that the pace should be titrated to keep the expense in maintenance.

- c. Discussion on interviewing and hiring a new HOA lawyer:

- Jim Mahoney, Telluride attorney introduced himself this meeting and will provide a proposal in roughly thirty days.
- A firm in Denver that specializes in HOA was Nicole Pieterse's only other suggestion.

9. Next meeting date and time: Thursday, September 28 ,2023 at 3:30 PM MDT

10. Adjourn Board Meeting: ***Mary Koprowski made a motion to adjourn, Barabara Nazari seconds, and the motion passes unopposed.***

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind, LuLu City HOA