

Approved at 01.04.24

LULU CITY ASSOCIATION
BOARD MEETING

Thursday, November 9th, 2023, 3:30 P.M. (MDT) / 5:30 PM (EDT)

Location: Zoom Conference

Revised - AGENDA

1. Roll call, determination of quorum and certification of proxies.
Jill Odell – Mary Koprowski -Barb Nazari, Jill O’Dell, Jennifer van der Borgt, Andrea Booth.
Proxy: Dan Peterson, 6I has proxied Jill O’Dell
Pam & Walter Maurer – 6M, Matt Steinke - Unit 6E, Ann & Alex Bourreza - 4D, Lindsay & Tami Crawford - 6J and Rehkah Patel - 6O
Kurt Shugars and Sharon Feather, Shugars and Company, Matt Lewis & Eric Wheeler, Magpie Maintenance, HOA Manager, Judi Balkind
Jill O’Dell called the meeting to order at 3:18 pm.
2. Motion to Approve/Waive Notice of Board Meeting.
Mary Koprowski approved the notice of the meeting. Jill O’Dell seconded, and motion passed.
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. ***Jill O’Dell made a motion to approve the agenda, seconded by Mary Koprowski and the motion passed unanimously.***
5. Approval of the Minutes for the Board meeting on October 5, 2023
Mary Koprowski made a motion to approve the minutes from the board meeting on October 5, 2023. Barb seconded – all in favor.
6. Request from an owner to speak on an agenda item: N/A
7. Old Business:
 - a. Update from Shugars and Company on collection of special assessment and financials
Sharon notified the board that there are 4 owners that still owe - \$25,750. \$9935.79 owed in full. Not yet collected but expected 10,588.27 will be paid by November 15th. \$464,313.95 has been received.
Kurt noted we still owe more than we have in receivables because of the boiler repair from building six of \$36,000.00 and the 65K for the roof and gutter repair. If we get everything in from the balance due from 84,369.00 left of the Alpine line of credit.
 - b. Denver Law firm – board reviewed fee letter and approval of hiring of attorney, Arron Goodlock and the retainer required. Jill noted the board had approved Aaron Goodluck via email. Nicole will work with Arron for him to take over at the board of the year.
Barb Made a motion to approve the hiring Arron Goldberg as well as. Andrea Booth seconded.
Vote taken: Barb Nazari – yes, Mary Koprowski – yes, Andrea Booth– yes, Jill O’Dell – yes, Jennfier van de Borgt - yes. Motion passes.
 - c. WiFi for cameras – update on the internet for HOA. Matt noted we secured wireless connection and added a repeater. There is enough connectivity to send back to Matt’s cell phone. Wireless service is \$60.00/month, google would provide 30 days of back up to the cloud for \$8/month. Cameras were ordered for cold weather which should last for 30 days.

8. New Business:
- a. Discussion on 2024 budget. Jill O’Dell noted she met with Mary Koprowski, Kurt Shugars and Judi Balkind. Kurt noted we would have to increase by 30% to meet operating. Increase in legal fees by 3K, increase in General Maintenance by 11K Alarm, monitoring and inspection has increased, Pool and tub maintenance has increased with the water issue and the pumping of cover has increased. Snow removal – ground is contracted and Roof snow removal is on an add needed basis. The costs are increased from 121k to 163K in 2024
Water & Sewer will increase again to upgrade the water treatment costs.
Trash and recycling – increase
Gas for pool – 2023 actuals.
Insurance – costs have increased.
No capital reserve projects for 2024.
It was suggested the pool temperature be dropped to 70’s in the winter months.
Increasing Annual dues to \$349,000.00
Building six is a department of the operating budget. Increased the budget for building assessments to \$10,550.00 with \$3,750 is set up to build up the reserve.
Reserves: The reset assessment is flat and there is no expenditure for capital projects in 2024.
Allocation of new dues schedule was presented.

Mary Koprowski made a motion to approve the 2024 budget with approximately 30K in annual increase for budget. Andera Booth seconded.

Vote taken: Barb Nazari – yes, Mary Koprowski – yes, Andrea Booth– yes, Jill O’Dell – yes, Jennfier van de Borgt - yes. Motion passes

- b. Bicycle permits – Permits required for all bikes on the premises – Allocation and pick up of bike permits. Bikes not tagged will be removed from the premises. Pick up stickers at HOA office.
- c. Matt Lewis, Eric Wheeler – Magpie Maintenance update (Mtn report)
- Gutter Replacements – Update – Matt Lewis is working with the vendor and hopefully this will be completed in the next few weeks.
 - Roof repairs – Repairs have begun on Building 3. Completed on building 3 and are on to building six. All panels are on building Four.
 - Insurance claim on roof repairs. Tabled unto Nicole Pieterse returns.
9. Next meeting date and time: Annual and Board Meeting is scheduled for December 14, 2023, at 3:30 PM MST.
10. Adjourn Board Meeting: ***Mary Koprowski made a motion to adjourn the meeting, motion seconded by Andrea Booth and passed.***

Respectfully submitted,

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