

Lulu City Owners' Meeting
December 9, 2016, 3:30 MST
Wilkinson Public Library

Meeting called to order at 3:40 by Jan Davy

Roll Call: Board members present: Jan Davy, Dan Peterson, Adrienne Turoff, Kelly McGinty, Nicki Bergstrom Noel, Jill O'Dell; Owners present: Margot Gilhool, Mark Koskovich; Phone-in owners: Michael Zutler, Mary Gilhool, Brad Sobloski; Others present: Judi Balkind and Kurt Shugars; Quorum established (25% of owners)

Notice of proxies: Jan Davy proxy for Andrea Booth; Kelly McGinty proxy for Dorothy Vinter; Judi Balkind proxy for Linda Missel

Motion to approve/waive notice of meeting: Jan Davy motions, Nicki Bergstrom Noel seconds; all in favor, none opposed: motion passes.

Motion to approve minutes from December 2015 owner's meeting: Kelly McGinty motions, Nicki Bergstrom Noel seconds; all in favor, none opposed: motion passes.

2016 Report: (Jan Davy)

- Hot tub biggest project completed in 2016--old hot tub and decking removed, new hot tub installed on concrete base.
- Increased the reserve funds--projected to have \$200k in reserve by end of 2017
- Judi Balkind has been property manager this year
- Shugars and Co. providing accounting services
- Plan on continuing with both providers in 2017
- Jim Carlson of Carlson Customs is doing maintenance and walking property
- A new housekeeper just started and will be coming on Mondays (usually)
- Both Jim Carlson and the new housekeepers will be answerable to Judi
- Cleaned up bikes and trash
- Approved new rules and regulations--new pool rules, noise regulations match town regulations, changed Building 5 storage rules, took away the dog registration.

Election of Directors

- Need 7: Patrick Gilhool resigned; Board appointed Michael McAllister for this meeting
- Nomination of: Jill O'Dell, Michael McAllister, Kelly McGinty, Dan Peterson, Jan Davy, Adrienne Lent, Nicki Bergstrom Noel
- Jill O'Dell nominates and Jan Davy seconds these nominations as a board of directors
- Nicki Bergstrom Noel declines the nomination
- Mark Koskovich accepts the nomination
- Nomination of: **Jill O'Dell, Michael McAllister, Kelly McGinty, Dan Peterson, Jan Davy, Adrienne Lent, Mark Koskovich**
- Jill O'Dell nominates and Jan Davy seconds these nominations as a board of directors
- Vote: all in favor, none opposed: above seven owners are Lulu City Board for 2017

Review of 2017 Budget: Kurt Shugars

- Kurt Shugars reviews budget line by line
- Kelly McGinty moves to pass the budget; Jan Davy seconds
- Vote: 10 in favor; 1 opposed: budget passes

Manager's Report by Judi Balkind

FIRE ALARM: Judi gives a report on the current alarm system. The Alarm Company, Lulu City's system, says that because our system is wireless, we tend to have more false alarms than otherwise. The white "repeaters" might also be an issue, as a malfunction (perhaps even unplugging it) will cause the whole system to trigger. Also, The Alarm Company mentioned interference could also be a cause of the false alarms, but it's still a mystery. Some possible solutions: "webbing" a system is possible—hard wiring the system like Shankdoka. Perhaps replacing the repeaters would help.

Need to get bids for a new alarm system or major repairs to current system. Fire Alarm Sub-committee formed of Kelly McGinty, Jill O'Dell, Dan Peterson, Margot Gilhool (Jim Carlson asked to give input on this?)

CARBON MONOXIDE DETECTORS: Judi wants homeowners to know that carbon monoxide detector is required in all rentals. You must have one a certain number of feed from the bedrooms.

TIMBER PROJECT: We reviewed the expectations about owners in Building 3 and 4 about timber project—that the HOA is willing to contribute \$5000 for pillars, but that the work needs to be completed by June 15.—Andrienne Lent says she will complete a letter to the owners that says that the HOA is moving forward with replacing the timbers; if the owners would like to make improvements to their decks, they need to send a proposal.

Motion to Adjourn meeting at 5:00 by Nicki Bergstrom Noel; Kelly McGinty Seconds. Meeting adjourned.