

**MINUTES OF LULU CITY HOMEOWNERS ASSOCIATION
BOARD MEETING
May 10, 2017, 4:00 P.M. (MST)
Office of Jarmik Property Management, Inc.
120 South Pacific Street
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies.
Attendance in person or on teleconference: Board members: Jill O’Dell, Kelly McGinty, Adrienne, Lent, Jan Day, Dan Peterson, Michael McAllister and Mark Koskovich.
Also in attendance: Neil Elinoff, Thomas Emilson and Chris & Mary Koprowski, owners and Judi Balkind, HOA manager.
Jill O’Dell called the meeting to order.
2. Motion to approve/waive notice of meeting. *Jill O’Dell made a motion to approve the notice of the meeting. Kelly McGinty seconded the motion and motion passed*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant).
Board is 7, Quorum 4
Act of majority of quorum of Directors is an act of the Board
4 Votes =act of Board
4. Approval of Agenda *Adrienne Lent made a motion to approve the agenda. Mark Koskovich seconded and motion passed.*
5. Requests to Speak on Agenda Topics
 - a. Advance requests from members to speak on agenda topics.
 - Neil Elinoff asked to speak on the repair/ replacement of the fire alarm.
 - Thomas Emilson requested to speak on the Pacific Street column repair project.
6. Unfinished Business:
 - a. Approval of board meeting from December 9, 2016. *Dan Peterson made a motion to approve the minutes of the December 9, 2016 meeting. Jan Davy seconded and motion passed.*
 - b. Update on Deck posts buildings 3 & 4. It was noted to the board members that Jesse Pekkalla, structural engineer was contacted to perform a follow up on the exterior columns. Jesse was the original structural engineer who performed a visual observation in 2013. Jesse performed a visual observation and submitted a letter to the board for review. Discussion ensued. The board recommended obtaining a letter from the HOA’s attorney to determine the responsibility of repair/replacement of the posts, beams and decks. The board also recommended hiring Jesse Pekkalla, structural engineer for any engineering work needed and obtains 3 bids.

c. Update on Fire Alarm System –Estimate from The Alarm Company – hard wire building #6. Neil Elinoff noted to the members he has experience with a number of buildings he’s managed; mostly hotels and he indicated that there is not a need for a “sounder” in each condominium but only in the hallways. The information provided by Mr. Elinoff will be taken into consideration. The Alarm Company has been contacted and they have done a preliminary inspection of the buildings to determine possible solutions on the alarm troubles. The board was also notified that a company from Grand Junction, Certified Specialists has been contacted to set up a meeting within the next few weeks to inspect the buildings and determine a possible solution.

7. New Business:
 - a. Painting bids for hallways building #6. There were bids presented to the board from 4 different painting companies for the painting of building #6. Discussion ensued. The board decided to hold off on painting of building #6’s hallways because it needed to address other repair issues which are structural in nature and more important.
 - b. Review of 2017 Financials. The years to date financial reports were presented. No further discussions
 - c. Review remodel plans for Mary & Chris Koprowski unit LuLu 3F. Thomas Emilson spoke to the board on behalf of he and the Koprowski’s. Thomas pointed out there are number of columns (see submitted letter) that need to be replaced, and asked for clarification from the attorneys to determine the allocation of expenses. He also noted that he and the Koprowski’s are ready to move forward with replacing their decks as soon as possible
 - d. Request from new owner – LuLu 5C - Can a garage door opener be added, garage door changed or front door changed. The board noted a garage door opener could be added but it must not be connected to any common electric, the garage door must look the same as the others and the front door cannot be changed
8. Other. None
9. Next meeting date and place: July 28 2017
10. Adjournment. Jill O’Dell made a motion to adjourn the meeting and seconded by Adrienne Lent.

Respectfully submitted,

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