

**LULU CITY ASSOCIATION
BOARD MEETING
July 22, 3:30 P.M. (MST) / 5:30 PM (EST)
Via Zoom Call
Minutes**

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell, Andrea Booth, Mary Koprowski, and Barb Nazari.
Dan Peterson proxied Jill O'Dell
Others: Bill and Karrie McDermott - Unit 5D, Robin Marsh – Unit 6O, Miten Patel - Unit 6P, Pamela Shaker- Maurer – Unit 6M
2. Motion to approve/waive notice of meeting. *Jill O'Dell made a motion to approve the notice of the meeting. Mary Koprowski seconded 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. *Mary Koprowski approved the agenda and Andrea Booth seconded the motion and motion passed unanimously.*
5. Approval of the Minutes for the Board meeting on June 24, 2021 *Jill O'Dell made a motion to approve the minutes from the Board meeting of June 24th, 2021. Andrea Booth seconded and the minutes were passed.*
6. Request from an owner to speak on an agenda item:
 - a. Jill O'Dell requested to speak on the process of expanding our loft above the 3rd floor hallway. Jill will hire an engineer to see if she can expand up to 3 feet according to the fire code/town restrictions. She is not looking for approval at this time but wanted to give a head's up.
7. Old Business:
 - a. Jim Carlson:
 - Trash Enclosure Plans and permitting – UPDATE – Signage will be installed for trash and recycling.
 - Moving of ski lockers to another location – meeting with Nick Bergstrom – Tabled until Nicki returns to town
 - Painting of new doors in building 5 & 6 – UPDATE interior doors on building six were touched up and exterior doors on building 5 were painted
 - b. Storage units for rent
 - Final Determination for rental of storage lockers – Update
 - Request to be included for the lottery of units – 5 Storage spaces available – 3 in building 5 – 2 in building 6
 - Nicki Bergstrom – Under the stairs in Building 6 – cost only \$10/month
 - Grandfathered in at our current rate - \$240/year
 - Discussion ensued
 - The board decided to table the request to grandfather the request from Nicki Bergstrom's unit to next board meeting.
 - *Andrea Booth made a motion to pass the lease as is, with the intent of applying a rebate in case the cost of the lease amount is revised and agreed to add the cost of the open storage space under the stairs in building six will be \$120/year. Jill O'Dell – vote taken and motion passed.*
 - Owner should be signing the lease and not a tenant or guest
 - c. Discuss Pool and Future plans – Update report from **Miten Patel**
 - Update from Miten
 - Removal of above ground Hot tub

Rick – Pool Specialist met with Tammy at the building department to get the permit. The plans were submitted to HARC and HARC determined this project did not need this department's approval.

The above ground hot tub will be removed. CJ will need to remove the rest of the decking. Miten noted he would like to try and scheduled K & K concrete for the end of August & beginning of September.

Jill O'Dell noted LuLu City HOA have spent \$50, 357.34 on the pool repairs.

8. New Business:
- a. SWAP – Southwest Area Master Plan –Discussion ensued. It was suggested each owner look at the town website which has links on meetings, etc. and get informed on this issue.
 - b. Leak from Neal Elinoff unit into 2nd floor common hall & garage ceiling – Update on mitigation
Jill O'Dell noted to the board members that there are issues with Neal's dog barking and is doing work on his unit without board approval. He is using the hallways of the HOA to store his drywall and using the HOA's dumpsters. The HOA's attorney will be sending Neal Elinoff a warning letter on these issues.
 - c. Reminder: Remodel protocol – Owner needs to submit their request and the board reviews at the next board meeting. The request will be determined at the meeting, not by email vote.
 - d. Other: Discussion on the area where the dumpsters have been moved to offer to sell one parking spot to Kate Jones for a fee. Jill O'Dell asked the board if she has the authority to contact the HOA's attorney to investigate this issue. The board members authorized Jill O'Dell to contact Nicole Pieterse.
9. Next Board meeting date and place: August 27 2021
10. Adjournment ***Mary Koprowski made a motion to adjourn and seconded by Andrea Booth***

Respectfully submitted,

By: *Judith Balkind*
Judi Balkind, Jarmik Property Management
LuLu City HOA Manager