

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
July 25, 2019, 3:30 P.M. (MST) / 5:30 PM (EST)
Wilkinson Public Library, Room 5
Call in number: 1-605-472-5326 Passcode: 769832#
AGENDA**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O’Dell (Unit 6G), Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I).
Owners present in person or by telephone: Mike and David Zutler, (Unit 5F), Lele Rooks (Unit 6O), Jennifer Van Der Borgt (Unit 5C), Brandon Parker (Unit 5G), Cat Lichtenbelt (6L)
Proxied: Jill O’Dell by Barbara Nazari (Unit 3B)
Also present: Judi Balkind, HOA Manager and Nicole Pieterse, HOA attorney
2. Motion to approve/waive notice of meeting. *Nicki Bergstrom made a motion to approve notice of the meeting. Dan Peterson seconded the motion and motion passed.*
3. Approval of Agenda. *Nicki Bergstrom made a motion to approve the Agenda. Andrea Booth seconded and the motion passed.*
4. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant) is present.
5. Approval of the Minutes Board meeting on April 25, 2019. *Nicki Bergstrom made a motion to approve the minutes. Dan Peterson seconded the motion and motion passed.*
6. Request from owner to speak on agenda item:
 - Michael Zutler: Building 5 soffit and dryer vent blowing into unit: There is a dryer vent just outside their open window (possibly Unit 5A) which comes inside their unit due to windows being open in summer. TOT prevents dryer vents under windows. Dan asked that Judi determine which unit the vent belongs to. Building 5 soffit, we feel it is moving along well. They also ask that a notice be sent out to owners and managers regarding noise level (screaming) of children playing in the pool.
7. Old Business:
 - a. Nicole Pieterse – HOA’S provided the Board with a “task list” for the Board’s review and direction on the list below. Dan and Andrea updated the Board on their work with Nicole on these items. Nicole presented her recommendations for changes in all areas,

including these items being sent to the membership for a 30 day review period prior to adoption. Dan suggested that if members have questions, they contact either him or Andrea for clarification. Discussion ensued.

- Clean up and updates of rules and regulations
- Notification to owners of rules and regulation updates and enforcement
- Violation notices
- Executive Session Rules: Make a motion to go into Executive Session per CRS 7-128-203, subsession D and subsession I with matters pertaining to management contract.

b. Update on soffits in Building 5: Zutlers provided an update earlier.

c. Numbering of Lulu Building 6 doors (Nicki Bergstrom): Door numbers have been shipped. Jim Carlson will head up the install.

d. Update on replat for Nicki and Dan Bergstrom, Unit 6A: Building Permit has been obtained.

e. Agreement on Unit 6K remodel: completed

8. New Business:

- Update on SMPA new electrical lines, new irrigation system, new cement and new landscaping. Jill and Judi gave an update to the Board.
- Update on pool and pump issues. Judi provided an update to the Board. Discussion ensued. It was agreed that Peter would discontinue closing the pool at night and CJ from Elite Spas will take that task over.
- New umbrellas for pool. Jill updated the Board on the installation of the umbrellas.
- Presentation of Reserve Study: Jill provided a synopsis of the Reserve Study. Discussion ensued regarding items to address first. It was agreed that Judi will call K & K to get a bid for asphalt and concrete replacement.

9. Next Board meeting date: September 12, 2019 at 3:30 PM MST.

10. Jill O'Dell made a motion to go into Executive Session per CRS 7-128-203, subsession D and subsession I with matters pertaining to management contract. All participants were instructed to hang up and the Board to call back in.

Respectfully submitted,



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