Approved August 27, 2020

LULU CITY ASSOCIATION
BOARD MEETING
May 28, 2020, 3:30 P.M. - Teleconference

MINUTES

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell (Unit 6G), Andrea Booth (Unit 4C), Barbara Nazari (Unit 3B), Brad Sablosky (Unit 4E), Dan Peterson (Unit 6I), Nicki Bergstrom (Unit 6A) and Peter McGinty (Unit 5A)
Also present: Kurt Shugars, CPA, Jennifer Vanderborgt (Unit 5C), and Judi Balkind, HOA Manager. Jim Carlson also joined the call for his maintenance update.
Judi Balkind called the meeting to order at 3:34 pm.

2. Motion to approve/waive notice of meeting. ***Jill O'Dell made a motion to approve the notice of the meeting. Brad Sablosky seconded the motion and the motion passed.***

3. Determination of quorum of Board: All seven Board Members were present.

4. Approval of Agenda: ***Nicki Bergstrom made a motion to approve the Agenda. Jill O'Dell seconded and the motion passed.***

5. Approval of the Minutes for the Board meeting on April 23, 2020 ***Jill O'Dell made a motion to approve the April 23, 2020 minutes. Andrea Booth seconded and the motion passed unanimously.***

6. Request from an owner to speak on an agenda item:
a. Jill O'Dell relayed Mike and David Zutler's request of a new trash can; they struggle to open the current containers. Jill O'Dell indicated that the HOA would purchase a new trash container when the new trash area is completed. The Zutlers also noted their appreciation of the property looking nice and thanked the Board and the HOA Manager.

7. Old Business:
a. Jim Carlson Update:
    - Drain and heat tape installation on hold until the drains are unfrozen. Jim now has it on the electrician's schedule to be completed within the next couple of weeks. This will prevent the buildup of the ice buildup in the driveway.
    - Motion sensor for hot tub: Installed
    - Trash enclosure plans and permitting: Trash cans are a specific size and don't account for the "ears" which is what is used by the trash company to pick up the can. Jim will meet with Bruin to see what options are available. Question raised as to whether there is a need for a large dumpster for the recycling or could smaller poly carts work. Discussion ensued. Jim noted we could request more pickups. Looking at 2 yd/3 yd options in a hi-density plastic material. Signage requested indicating that boxes should be collapsed. Discussion ensued. Jim indicated that he would go over everything with the committee and Board prior to finalizing.

- Update on Asphalt: Start date is July 7th – will take two days per side, for a total of 4 days.
- Pool: Jim indicated that everything has been cleaned and would like an update as we move forward.
- Roof Leak Repairs: Questioning about resuming repairs in units. Judi indicated that she would reach out to the owner of Unit 6B with the most damage to determine if she is wanting it repaired right away.

b. Replacement doors in Building 6 and 5. Ordered and waiting for installation. Judi provided an update to the Board: We requested a permit from the Town of Telluride and have received it, not necessary to involve HARC. Barry is now working on his part to get permissions to install the doors. Hopeful that we will have them installed by the end of June 2020.

c. Test and Inspection of Alarms: Judi provided an update of the inspection, which has b been completed on unoccupied and common areas; and we have received the report - Completed

d. Bike Tags: Nicki Bergstrom provided an update, she is waiting to get in touch with the Marshall's Dept regarding their auction and asked that Judi send out a second notice as a reminder to all owners. Jim will cut locks when we are at that point.

8. New Business:

a. COVID 19 – Update per San Miguel County: essential vs. non-essential pool and hot tub openings. The Board discussed an action plan to have in place for when we can open. It was determined that no guests would be allowed, only owners. Would like to make the grill useable and chairs available with a limit of 10 people and six feet of distance between them was discussed. It was agreed to wait for direction from the County and Town prior to finalizing any action plan. It was requested that doors, railings, etc, be sanitized with each weekly cleaning.

b. Update on Financials: Kurt Shugars provided an update of the financials to date to the Board. Reported all is good with the financials. Revenues are comparable to prior years, with an increase in interest due to our Edward Jones CD's. Discussion ensued. The Board asked that Judi follow up with CJ regarding the natual gas bill for the pool heating that has doubled. Would like to move $3800 of funds which is currently in the Operating account into Edward Jones account – the Board agreed to allow this.

c. Reserve Funding: At the last meeting the Board agreed to waive the reserve funding for 3 months; First month completed.

d. SWAP: Review memo from Madeline Whiteman from Cimarron recommending the hiring of an attorney to represent everyone's interest. Peter McGinty provided an update of the project to the Board. Discussion ensued. Recommendation was made to have a discussion with Madeline on her thoughts, Peter volunteered and then will circle back around to everyone.

e. Other:

9. Next Board meeting date and place: TBD

10. Adjournment: ***Brad Sablosky made a motion to adjourn. Dan Peterson seconded and the motion passed.***

Respectfully Submitted

Judi Balkind

By: Jarmik Property Management
Judi Balkin