

Approved 5.23.24

**LULU CITY ASSOCIATION
BOARD MEETING
Tuesday, April 23, 2024, 3:30 P.M. (MST)
Location: Zoom Conference**

MINUTES

1. Roll call, determination of quorum and certification of proxies.
Board Members Present: Pamela Maurer 6M, Jill O'Dell 6G, Barbara Nazari 3B, Andrea Booth 4C, Jennifer Van Der Borgt 5C, Mary Koprowski 3F
Owners Present: Walter Maurer 6M, Matt Steinke 6E, Miten Patel 6P, Michelle Kluge 5B, Ginny Bond 6I
Others Present: Aaron Goodlock - HOA Attorney, Matt Lewis - Maintenance Technician, Sharon Feather – HOA Accountant, Kurt Shugars – HOA Accountant, Judi Balkind & Amanda Wells – HOA Managers
Jill O'Dell called the meeting to order at 3:34 P.M (MDT).
2. Motion to Approve/Waive Notice of meeting.
Jill O'Dell made a motion to approve notice of the meeting, Seconded by Andrea Booth. All in favor, motion passes unanimously.

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**
A quorum was deemed present.
3. Approval of Agenda
Mary Koprowski made a motion to approve the Agenda. Seconded by Barb Nazari. All in favor, motion passes unanimously.
5. Approval of the Minutes for the Board meeting held on February 27th, 2024
Jill O'Dell made a motion to approve the Minutes from the February 27th, 2024, Board Meeting. Seconded by Andrea Booth. All in favor, motion passes unanimously.
6. Request from an owner to speak on an agenda item:
 - a. Ginny Bond – new owner of 6I - Review of roof repair leak above Unit 6I
7. Old Business:
 - a. Financial Review - Shugars and Company
Capital Reserve funding this year - ***\$5,000***
Special Assessment for boiler - ***paid in full***
 - b. Removal of untagged bikes - set for May 30th, 2024
all owners were informed of this
8. New Business:
 - a. Magpie Maintenance – update on maintenance
 - b. Discussion of installation of lighting outside walkways on Pacific street
Board in favor of installation of these lights.
 - c. Election of vacant Director position

There was only one nomination form sent. Rehka Patel nominated Miten Patel. Mary Koprowski made a motion to elect Miten Patel to fill the vacant Director position. Seconded by Barb Nazari. All in favor and the motion passes unanimously.

- d. Discussion of Insurance claim -John Condojani's Unit 4A leak
 - e. Review of new landscaping vendor - Box Canyon Yard and Maintenance
Barb Nazari made a motion to approve the contract with Box Canyon for the year. Mary Koprowski seconded the motion. All in favor and the motion passed unanimously.
9. Next meeting date and time – ***set for May 23rd***
10. Adjournment:

Mary Koprowski made a motion to adjourn the meeting at 4:48 P.M (MDT). Seconded by Jill O'Dell. All in favor.