

**LULU CITY ASSOCIATION  
BOARD MEETING  
Thursday, May 23<sup>rd</sup>, 2024 @ 3:30 P.M (MDT)  
Location: Zoom Conference**

*MINUTES*

1. Roll call, determination of quorum and certification of proxies.  
**Board Members Present:** Miten Patel – 6P, Jill O’Dell – 6G, Pamela Shaker Maurer – 6M, Mary Koprowski – 3F, Barb Nazari – 3B, proxied Jill O’Dell  
**Owners Present:** Kayla Curry, Walter Maurer, Alex Bourreza  
**Others Present:** Aaron Goodlock – HOA Attorney, Matt Lewis – HOA Maintenance, Judi Balkind – HOA Manager  
**Jill O’Dell called the meeting to order at 3:33 P.M.**
2. Motion to Approve/Waive Notice of meeting.  
**Mary Koprowski made a motion to approve notice of the meeting. Motion seconded by Pamela Maurer. All in favor and the motion passes unanimously.**
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**  
**A quorum was deemed present**
4. Approval of Agenda  
**Jill O’Dell made a motion to approve the Agenda. Motion seconded by Mary Koprowski. All in favor and the motion passes unanimously.**
5. Approval of the Minutes for the Board meeting held on April 23<sup>rd</sup>, 2024  
**Jill O’Dell made a motion to approve the Minutes. Pamela Maurer seconded the motion. All in favor and the motion passes unanimously.**
6. Request from an owner to speak on an agenda item:  
*N/A*
7. Old Business:
  - a. Financial Review - Shugars and Company  
**Update @ next meeting**
  - b. Removal of untagged bikes - set for May 30<sup>th</sup>, 2024  
**Cleanup will take place early June, more email updates to be sent out**
  - c. Update on Unit 4A repairs  
**The HOA will not file a claim with the insurance company in regard to the repairs to unit 4A**
8. New Business:
  - a. Magpie Maintenance – update on maintenance  
4A Updates – spoke with HOA Attorney in regards, if insurance claim is made there is potential of denial  
Aaron- any damage to the common elements- water loss, uncertainty with insurance
  - b. Other

***A motion was made by Mary Koprowski to approve invoice #0391 in the amount \$5,374.98 for unit 6B to be paid from LuLu City HOA in monthly installments. Kurt Shugars (Accountant) will be contacted in regard to this. Jill O'Dell seconded the motion. All in favor and the motion passes unanimously.***

9. Next meeting date and time

***July 11<sup>th</sup> @ 3:30 P.M (MDT) via Zoom***

10. Adjournment

***Jill O'Dell made a motion to adjourn the meeting at 4:45 P.M (MDT).***

Respectfully submitted,

By: \_\_\_\_\_  
Jarmik Property Management, Inc.  
Judi Balkind, HOA Manager