

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
October 7, 2019, 4:00 P.M.
Wilkinson Public Library, Room 5**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O'Dell (Unit 6G), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), and Barbara Nazari (Unit 3B) Owners present in person or by telephone: Mike and David Zutler, (Unit 5F) Phone: Andrea Booth (Unit 4C); Neil Elinoff (Unit 6H) Proxy: Dan Peterson (Unit 6I) proxied Jill O'Dell Also present: Judi Balkind, HOA Manager and Jim Carlson.
2. Motion to approve/waive notice of meeting. ***Nicki Bergstrom made a motion to approve notice of the meeting. Andrea Booth 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) are present.
5. Approval of the Minutes Board meeting on September 12, 2019. ***Nicki Bergstrom made a motion to approve the minutes. Andrea Booth seconded the motion and motion passed.***
6. Request from owner to speak on agenda item:
 - a. Zutlers: Dryer vent: tabled for next meeting. Gutter issues: Jim Carlson informed the members that they are working on the gutters. Discussion ensued regarding the asphalt and drainage.
7. New Business:
 - a. Asphalt: Previously approved at an estimate \$29K and original drain of \$3K; All Drains: cost estimate is \$3,500 with additional area asphalt being \$3700. Entire bid is \$37,200. Trash Enclosure: Combine with the asphalt project, would require additional asphalt not in the current budget, in order to build an enclosure at the same time. Nicki explained the possible trash enclosure relocation near building 5, and Jim estimated the cost to be \$10K. Jim Carlson explained the entire project. Discussion ensued. Jim recommended that the gates be removed when the asphalt is redone. ***Nicki Bergstrom made a motion to approve \$37,200 to expand the paving project, add the drains and remove the gates. Andrea Booth seconded and the motion passed unanimously.***
8. Next Board meeting date: October 24, 2019 at 3:30 PM MST.

Respectfully submitted,



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