

Approved 11-28-2017

**Lulu City Condominium Owners Association
Board Meeting Minutes
November 10, 2017**

Wilkinson Library – Meeting Room – 100 W. Pacific Street – Telluride, CO 81435

Called to order 3:03 PM

1) **Roll Call**

Board members present in person or via conference call:

Jill O'Dell, Jan Davy, Adrienne Lent, Mark Koskovich (at approximately 3:25 Kelly McGinty joined the meeting)

Others in attendance in person or via conference call:

Kurt Shugars, CPA – HOA Accountant

Michael and David Zutler – Unit 5F

Stephan Godevais – Unit 3E

Nicole Berstrom-Noel – Unit 6A

- 2) **Meeting Notice** - on November 6th noticing was provided via email by Jarmik.
- 3) **Determination of Quorum** – four of the seven board members were present and a quorum was met.
- 4) **Approval of Agenda** - Jill move to approve minutes as presented and Adrienne seconded. Agenda was approved.
- 5) **Approval of October 4th Minutes** - Jan moved to approve the agenda and Jill seconded. The motion passed.
- 6) **New Business**

a) **Budget Review and Approval**

Kurt Shugars presented the proposed budget for 2018 noting increases in expense items that would require an increase to operating dues to ensure that the operating fund remained solvent. Discussion ensued regarding expense items that could be cut and certain adjustments were made to expense line items. The board ultimately agreed that dues be increased by \$15,000 for 2018.

Jill O'Dell moved to approve the budget with the proposed changes to expenses and an increase

of \$15,000 for operating dues. Seconded by Jan. Motion was approved with Kelly abstaining.

7) **Unfinished Business**

a) Nicky Berstrom Noel attended to discuss her addition of a storage space which reaches into unused common space. The board wished to show support for the construction of this storage space but it was determined that the board could not vote to approve the transfer of the common area to the unit owner without a vote of all owners. Jill will work with Jarmik to produce an election form to be distributed to the general membership.

Jill made a motion to approve the project with the approval of the general membership. Kelly seconded the motion and the motion passed.

b) Discussion of the exterior architectural change of the shape of the existing half-moon windows was deferred to the annual owners meeting.

8) **Other Business**

a) Board member communication to the general membership – Kelly presented that board members when communicating to the general membership insure that they differentiate between when they are communicating as an individual board member and when they are communicating on behalf of the board.

9) **Next Board Meeting** – November 28th at 3:30 PM

10) **Meeting Adjourned at 4:55 PM**