

**LULU CITY ASSOCIATION
BOARD MEETING
December 15, 2022, 5:30 P.M. (MST)
Zoom Conference
Minutes**

1. Roll call, determination of quorum and certification of proxies.
Board members present: Dan Peterson – 6I, Jill O’Dell - 6G, Barb Nazari – 3B, Andrea Booth – unit 4C, and Jennifer van der Borgt – 5C
Jill O’Dell calls the board of directors meeting to order at 5:31 p.m. and thanks all present board members, Matt Lewis, Judi Balkind, Nicole Pieterse, and Kurt Shugars for their time. Jill leaves the meeting at 5:36

Others present: Judi Balkind, HOA Manager, Kurt Shugars – Accounting Manager, Nicole Pieterse, HOA Attorney
2. Motion to approve/waive notice of meeting.
Dan Peterson made a motion to approve the notice of the meeting and seconded by Barb Nazari and motion passes with all in favor.
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**
4. Approval of Agenda – ***Barb Nazari moves to approve the agenda with the addition of unit 5C request, Andrea Booth seconded. Passes unanimously.***
5. Approval of the Minutes for the Board meeting on November 10, 2022, as presented
Barb Nazari moved to approve, Andrea Booth seconds. Passes with all in favor.
6. Request from an owner to speak on an agenda item:
 - a. Jennifer van der Borgt –5C request a garage door opener.
Barbara Nazari makes a motion to approve this request, Andrea Booth seconds, passes unopposed
7. Old Business:
 - a. N/A
8. New Business:
 - a. Renewal of contracts for Jarmik Property Management and Shugars & Company.
Dan Peterson requests annual contracts for both companies. ***Barb Nazari makes a motion to renew both contracts, Andrea Booth seconds, passes unanimously.***
 - b. Renewal of contract with Nicole Pieterse or letter of engagement. ***Barb Nazari makes the motion to retain the services of Nicole Pieterse, Dan Peterson seconds, passes unanimously.***
 - c. Election of Officers:

Barb Nazari makes a motion to reappoint the current officers, Dan Peterson seconds, Passes unanimously.

President Jill O’Dell

Vice President Barb Nazari
Secretary Andrea Booth
Treasurer Dan Peterson

9. Next Meeting date and time. Thursday, February 9th, at 3:30 p.m.
10. Adjournment: Andrea Booth moved to adjourn the meeting at 5:45 pm. Barb Nazari seconded, passes.

Respectfully submitted,

By: *Judith Balkind*
Jarrick Property Management, Inc.
Judi Balkind, LuLu City HOA manager