

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
September 12 2019, 3:30 P.M. (MST) / 5:30 PM (EST)
Wilkinson Public Library, Room 5
Call in number: 1-605-472-5326 Passcode: 769832#**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O'Dell (Unit 6G), Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I), Barbara Nazari (Unit 3B). Owners present in person or by telephone: Mike and David Zutler, (Unit 5F), Lele Rooks (Unit 6O), Jonathan Bradford (Unit 3A)
Also present: Judi Balkind, HOA Manager
2. Motion to approve/waive notice of meeting. ***Brad Sablosky made a motion to approve notice of the meeting. Barbara Nazari seconded the motion and motion passed.***
3. Approval of Agenda. ***Brad Sablosky 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 July 25, 2019. ***Andrea Booth made a motion to approve the minutes. Nicki Bergstrom seconded the motion and motion passed.***
6. Request from owner to speak on agenda item: none
7. Old Business:
 - a. Review HOA comments and Approve new Rules and Regulations. Andrea and Dan updated the Board on the responses received. This is a draft session as the HOA Attorney was unable to attend. Discussion ensued.
 - b. Dryer vent below Zutler's unit: David indicated that they have determined that the exhaust is coming from unit 5C. David recommended that the exhaust be redirected through the exhaust for the oven/stove. Judi provided a historical history of the vent. Discussion ensued. Jill O'Dell recommended that the Zutler's send a note to the owner's in an effort to resolve the matter. Zutler requested that the Board sent a letter to both owner's requesting that they resolve the matter among themselves. ***Andrea Booth made a motion that the Board write said letter in regards to the limited common element of the dryer vent. Barbara Nazari seconded and the motion passed unanimously.***
 - c. Building 5 soffits completion and painting: David Zutler commented on the delay in painting and completion of the soffits. Discussion ensued in regards to the delay in completion. ***Nicki Bergstrom made a motion that the painting work begin on September 15th and is completed by October 8th with a \$50 penalty deduction for each day not completed. Dan Petersen seconded the motion and the motion passed***

unanimously.

8. New Business:
 - a. Discuss fall maintenance items: Judi updated the Board on the necessary items, including roof repair and indicated that Unit 6D has a new bubble showing. Bids have been requested. Asphalt in behind Building 5 as well as the driveway area. This item was on the reserve study, bid is approximately \$30K. Does not include small French drain near garage. Discussion ensued. ***Nicki Bergstrom made a motion to approve the bid from Telluride Gravel at a cost of approximately \$29.9K and have the work completed prior to the winter season and having the French drain completed as well. Jill O'Dell seconded the motion and the motion passed unanimously.***
 - b. Insurance Renewal: Judi updated the Board on the current policy renewal. ***Jill O'Dell made a motion to approve the renewal. Andrea Booth seconded and the motion passed unanimously.***
 - c. Pool Update: Judi provided an update of the issues with the pool this summer and the recommendations for a new pump and filter as well as a possible resealing. We will get a bid for a new winterized pool cover. Closing of the pool will be October 7, 2019.
 - d. Bid for new gutters: Bid requested from Duane Elk Mountain for repairs.
 - e. Landscaping update: Judi updated everyone on the new landscaping and irrigation system which has been installed and paid for by SMPA.
 - f. Other: Replacement doors Building 6: A bid was presented by Jim Carlson with three options for replacing the exit doors. Discussion ensued. Brad Sablosky agreed to visit the store and physically look at the door options and report back to the Board.
9. Next Board meeting date: October 24, 2019 at 3:30 PM MST.

Respectfully submitted,

Judith Balkind

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