

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
December 5, 2019, 3:30 P.M. (MST) / 5:30 PM (EST)
MINUTES**

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), 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. Andrea Booth seconded the motion and motion passed.***
3. Determination of quorum of Board – All Board members are present.
4. Approval of Agenda. ***Andrea Booth made a motion to approve the Agenda. Jill O’Dell seconded and the motion passed.***
5. Approval of the Minutes for the Board meeting on October 24, 2019. ***Jill O’Dell made a motion to approve the minutes. Andrea Booth seconded the motion and motion passed.***
5. Request from owner to speak on agenda item: none
6. Old Business:
 - a. Approve new Rules and Regulations Update: They have been approved and will be executed by the President and will be effective January 1, 2020. At that time they will be distributed to all rental agencies, owners and posted on the website.
 - b. Asphalt – Drain – Trash Enclosure, Update: Judi updated the membership on the work performed to date. Request was made for a planter box to be located near Bldg 6 in the Spring. Trash enclosure has been relocated at this time. A request was made to get replacement trash bins or at least paint them. Discussion ensued. Andrea, Nicki and Peter indicated that they would be on a trash/bike committee to review the current usage, etc.
 - c. Winter cover for pool, Update: Installed. Discussion ensued regarding moving the lounge chairs for the winter.
 - d. Replacement Doors (8), Building 6 and 5 Update: Judi provided an update to the membership. Board approves that all of the doors in Bldg 6 will be ½ steel and ½ glass. It was noted by the vendor that one of the doors does not appear to need replacement; discussion ensued. It was decided to wait and take a better look at the door and then revisit.
7. New Business:
 - a. Review of 2020 Budget and Dues – Kurt Shugars presented the budget to the Board. Discussion ensued. The amount going into the reserve fund for 2020 is: \$68K. ***Andrea Booth made a motion to approve the 2020 Budget. Brad Sablosky seconded and the motion passed unanimously.***
 - b. Other

8. Next meeting date: February 13, 2020
9. Nicki Bergstom made a motion to adjourn. The motion was seconded and approved.

Respectfully submitted,

Judi Balkind

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