

Approved 07/28/22

**LULU CITY ASSOCIATION
BOARD MEETING
June 16, 2022, 3:30 P.M. (MST) / 5:30 PM (EST)
Zoom Conference
Minutes**

1. Roll call, determination of quorum and certification of proxies.

Jill O'Dell called the meeting at order 3:34 P.M.

Board members present: Dan Peterson - 6I, Jill O'Dell - 6G, Barb Nazari – Jennifer van der Borgt - 5C : Mary Koprowski 3F

Proxy: Andrea Booth 4C proxied Mary Koprowski 3F

Owner present: Morry Fiddler & Camille Baxter 3G, - Walter & Pamela Maurer - 6M, - Matt Steinke - 6E, Merlyn Ellis - 6L. Miten Patel - 6Q Mike and David Zutler's – 5H

Others present: Judi Balkind, HOA Manager, Kurt Shugars – Accounting Manager and Nicole Pieterse – HOA attorney

Absent: Nicki Bergstrom - 6A, Jennifer van der Borgt – 5C

Jill O'Dell calls the meeting to order at 3.34 PM.

2. Motion to approve/waive notice of meeting.

Dan Peterson made a motion to approve notice of meeting. Jill O'Dell seconded the motion and passed unanimously.

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. ***Mary Koprowski made a motion to approve the agenda, Jill O'Dell seconded, and motion passed unanimously.***

5. Approval of the Minutes for the Board meeting on April 28, 2022.

Mary Koprowski made motion to approve the Minutes from the Board meeting on February 10, 2022. Seconded by Jill O'Dell and the motion passed unanimously.

6. Request from an owner to speak on an agenda item:

- Michael and David Zutler: Games being played in the pool area, Real Estate – For sale signs, No Parking Signs– Fire lane - these items were addressed
- Walter and Pamela Maurer: Repairs to roof above their window Walter doesn't think it's a roof leak, the window on the side where the rain gutter and heat tape is not turned on and then water leaked into the wall. He suggested all owners look at their windows and ceilings.

7. Old Business:

- a. Update on Pool repair – Handicap Lift – A purchase of a different lift is on its way.
- b. Financial Update: Kurt Shugars – update on year-to-date Financials
There is 11k in the beautification fund without the match.
- c. Pool key fobs – a date for distribution will be sent to the owners. The owners will need to contact their property management company for pick up. – Most key fobs have been picked up.

8. New Business:

- a. Beautification committee
 - Update from committee: Discuss projects/materials that are proposing-

One more notice will be sent out. Thank you to those who have donated - \$11k. Barb Nazari made a motion to approve Budget amendment which represents the money collected for the beautification projects. Marky Koprowski seconded, and motion passed. Barb Nazari made a motion to allow the board to approve the projects presented by the beautification committee via email. Mary Koprowski seconded all in favor.

- b. Inspection of posts – Buildings 3 & 4. Scheduled with Jesse Pekkalla for Wednesday, June 15 – who pays for what will be determined by the HOA’s attorney. The board wants two bids for this repair and move forward as soon as possible. Nicole will review he declarations and make determination of who pays for what.
 - c. Exterior Window Cleaning: Scheduled for July 7th – Cumulus window washing.
 - d. Update on landscaping – Flowers for whiskey barrels and hanging baskets were delivered this weekend
 - e. **Executive Session pursuant to CRS 38-33.3-308(4)(a) to discuss matters pertaining to management contract** - Dan Peterson would be willing to review with each maintenance – request for additional details for the future. Dan Peterson, Barb Nazari and Mary Koprowski will take a lead on this project. The board will not enter executive session at this point. Jill O’Dell made a motion to approve and appoint the subcommittee for the recommendations of maintenance contracts. Mary Koprowski seconded the motion and passed unanimously.
 - f. Other: Lights under the area on the alleyway between the garage and Telluride lodge – lights are on all the time. Check to see if there is a timer on the lights.
Access to sign - clean up sign area – ask Brighton Honn Landscaper to remove branches from the sign
9. Next Board meeting date and place: July 28, 2022, at 3:30 PM
10. Adjournment Barb Nazari made a motion adjourn at 4:31, seconded by Mary Koprowski.

Regards,

By: _____
Judi Balkind
Jarmik Property Management, Inc.