

**LULU CITY ASSOCIATION
BOARD MEETING
February 4, 3:30 P.M. (MST) / 5:30 PM (EST)
Via Zoom Call
Minutes**

1. Roll call, determination of quorum and certification of proxies. Jill O’Dell, Barb Nazari, Mary Koprowski, Jennifer Van Borgt, Andrea Booth, and Nicki Bergstrom
Proxy: Dan Peterson proxied Jill O’Dell
Members Present: Robin Marsh – LuLu 6Q, Walter & Pamela Maurer – LuLu 6M, Michelle Kluge – LuLu 5b, Matt Stienke, Lulu E, Miten Patel, LuLu City, Unit P.
Jill O’Dell called the meeting to order at 3:38 PM
2. Motion to approve/waive notice of meeting. *Mary Koprowski made a motion to approve the notice of the meeting. Andrea Booth seconded and motion 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 Jill O’Dell made motion to approve the agenda as presented, and Mary Koprowski seconded the motion and motion passed.
5. Approval of the Minutes for the Board meeting on November 19, 2020 and December 17, 2020. *Jill O’Dell made a motion to approve the minutes from the November 19, 2020 and December 17 2020. Andrea Booth seconded and motion passed unanimously.*
6. Request from an owner to speak on an agenda item:
 - Mike & David Zutler –Jill Odell reported on these issues on behalf of the Zutler’s
 - 5F – Dog Feces, issues with ice on sidewalk on North side Building Six, Garbage enclosure project Jill summed up the issues – a repeat offender between building 5 and the pool and potentially a dog that lives on the property. A request was made to ask the maintenance guys to pick it up more frequently. Another email will be sent to all owners requesting that they take care of their dog.
 - Walkway between building 6 and Owl Meadows – contact Jim and Josh from the maintenance company to clear up the walkway of ice and snow.
 - Garbage enclosure – (see old business)
7. Old Business:
 - a. Jim Carlson:
 - Trash Enclosure Plans and permitting – UPDATE - The trash enclosure has been constructed but the concrete cannot be poured until it gets warmer. Jill O’Dell asked the other board members if they wanted to pay for the cost to keep the concrete area heated for a few days to pour the concrete. Discussion ensued. Jim Carlson will be contacted and ask him to get a bid for heating up the concrete and a timed frame.
 - b. Storage units for rent
 - Update report discussion per Dan Peterson - All Owners must execute a leasing agreement with the HOA for the rental of the storage unit
 - Request to be included for the lottery of units – 5 Storage spaces available – 3 in building 5 – 2 in building 6
 - Owners – Bill McDermott – Unit 5A
 - Owners - Mark McLeod/Joseph Glover – Unit 6F
 - Others?
 - Andrea Booth will send out survey to owners and Jill O’Dell and I will work with Nicole Pieterse to obtain a lease.
 - c. Discuss Pool and Future plans –Update report discussion per Dan Peterson – Initial bid received Jill O’Dell report that Dan Petersen was looking into a consulting company that would look into the and they would get two additional bids. Jill O’Dell will reach out to Ryan McGovern – town of Telluride Parks and Rec department to see what company was used. Mary Koprowski will reach

out to some of the mountain Village Blvd owners. Mitel Patel also volunteered to help to investigate the work needed to obtain a new pool.

8. New Business:
- a. Sewage issue under building 5 – Should the HOA file an insurance claim Mary Koprowski suggested that a rule of thumb is usually double the deductible. The board’s general consensus is to pay the claim out of the HOA’s pockets. Mary Koprowski will check with her daughter in law who is an engineer to obtain the protocol involved solving this type of sewer issues.
Service pro – anything else we need to do – how long do it take for the smell to dissipate
 - b. Fire Lane – Building 5 – No parking – Reminder that there is “No Parking” in the area at the end of the parking area
 - c. Other:
 - Andrea Booth will contact a friend to find out words of advice for a pool re-construction.
 - Follow up with Jim Carlson on ideas to see where the Ski Lockers can be moved and request he contact Nicki Bergstromm
 - Touch up paint with LuLu City building six
 - Paint the new doors building for building five and six
 - Jim Carlson will be contacted and ask him to get a bid for heating up the concrete and a timed frame.
 - Jim Carlson needs to get rid of the two bikes and Kayak.
9. Next Board meeting date and place: March 25th, 3:30 PM 2021
10. Adjournment. ***Jill O’Dell made a motion to adjourn the meeting at 5:10 PM.***

Respectfully submitted,

By: _____
Judi Balkind – HOA Manager
Jarmik Property Management, Inc.