

Approved 12-8-2018

**LULU CITY HOMEOWNERS ASSOCIATION**  
**MINUTES TO ANNUAL MEMBERSHIP AND BUDGET MEETING**  
**December 9th, 2017, 3:30 P.M. (MST)**  
**1st FLOOR CONFERENCE ROOM**  
**WILKINSON PUBLIC LIBRARY, 100 W. PACIFIC AVE.**  
**TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell, President called the meeting to order at 3:40 P.M.  
Board members present: Jill O'Dell-5H, Kelly McGinty-5A, Dan Peterson-6I, Adrienne Lent-5D, Jan Davy-5G, Mark Koskovich, 6L: Phone in board members: Adrienne Lent-5D: Owners present: Mary Peterson-6I, Mark McLeod-6F, Nicki Bergstrom Noel-6A, Jennifer Van Der Borgt-5C, Michael Zutler-5F: Phone in owners: Andrea Booth-4C, David Zutler- 5F and Neil Elinoff-6H. Other present: Judi Balkind – HOA Manager and Kurt Shugars-Accounting Manager  
Notice of proxies: Linda Meisel-4B, proxy to Dan Peterson, Derek Dalmer-6P and Julie Marsh-6Q to Nicki Bergstrom Noel.  
Quorum established (25% of owners).
2. Motion to approve/waive notice of meeting. ***Kelly McGinty made a motion to approve notice of the meeting. Motion seconded by Adrienne Lent and passed.***
3. Reading and approval of the Minutes of the Annual Membership Meeting of December 9, 2016. ***Kelly McGinty made a motion to approve the minutes of the annual membership meeting of December 9, 2016, seconded by Jill O'Dell and passed unanimously.***
4. Reports of officers – Jill O'Dell – President – report
5. Election of Directors – Directors shall serve for one –year terms.  
Election of seven (7) Directors  
The current members: Jill O'Dell, Jan Davy, Kelly McGinty, Mike McAllister, Mark Koskovich and Dan Peterson expressed interest in continuing on the board. Nicki Bergstrom Noel and Andrea Booth also expressed interest in a board position. Ballots were sent to the members with the 8 names. A secret ballot was sent and votes tallied by Judi Balkind. The results for board positions were: Jill O'Dell, Jan Davy, Dan Peterson, Mark Koskovich, Nicki Bergstrom Noel, Mike McAllister and Kelly McGinty.
6. Unfinished Business
  - a. Financial Statement Review for FY 2016 – Kurt Shugars. 2016 Financials were presented and no questions were asked.
  - b. Financial Statement Review for Year to Date 2017 – Kurt Shugars. In 2017 there was

a shortfall of 4K and the money was used from the reserve fund. Neil Elinoff noted that if we hired an engineer/reserve company for an amount of 4 or 5K the company would be able to tell you in a study the immediate needs for repairs as well as the depreciable assets and their life. You can use this to determine and manage the budget of dues so there may not be a need for a special assessment. A reserve study will determine the needs of the association in the future and suggest the board consider this at the next board meeting.

c. Ongoing repairs

- Repairs to alarm system –update. The 2017 budget has a budget number of \$45K. Jill O’Dell noted to the members she has spoken to Jim Boeckel, Telluride Fire Marshall and reported the code of 2009 required heat detectors – one per floor, depending on the layout of the building, heat detectors sound the alarm, required two telephone lines for the dialer, and there is a sounder at each pillow of at least 80 decibels and there needs to be heat sensors in the units. Discussion ensued The board will continue to research the requirements for the alarm system.
- Deck and Timber replacement project –update from Mark Carlson. He will be presenting a bid to the board but is having difficulty in obtaining bids. We hired Mark Carlson to manage this project.

7. New Business

a. Review adopted FY 2018 Budget –increase in dues. Proposed increase in dues \$15K – Dues this next year, will be comparable to the dues paid in 2012 and building up of reserve. The increase will cover increases costs in janitorial, hot tub and pool maintenance, sewer line clean out, trash and recycling, small increase to insurance. ***Jill O’Dell made a motion to approve the 2018 budget, motion seconded by Jan Davy, vote taken and motion passed unanimously***

b. Procedures followed for any owner planning to remodel their unit. It was noted to the members that if anyone is remodeling, review the rules and regulations, and request that each owners contact the town to determine if a permit is needed. The owner will need permission from both the HOA and Town for approval to remodel if the remodel involves more than new carpet and painting of the unit.

c. Review Rules and Regulations – pet restrictions. Jan Davy noted to the owners there are two issues with pet restrictions and do we want to enforce registration of the pets– the number of 3 dogs /3 cats greater than 700 sq. ft. less than one 700 sq. ft. – one dog/one cat. Both Declarations and the Rules and Regulations state that pets cannot cause noise and nuisance and the owner is responsible. Discussion ensued. ***Dan Peterson made a motion to change the rules and regulations to allow both long and short term renters to have only one pet in each unit. Kelly McGinty seconded the motion and passed by a majority vote. Neil Elinoff opposed the motion Jill O’Dell made a motion to allow owners to have up to 4 pets in their unit. Motion seconded by Kelly McGinty, vote was taken with Neil Elinoff opposed the motion but passed by a majority of the votes. Jill O’Dell made a motion to remove the registration of dogs, seconded by Jan Davy and passed.***

d. Request from Mark McLeod, Unit 6F to change exterior window. Mark McLeod requested his half-moon window be replaced with a rectangle window. Mark McLeod is

asking the board for approval. Opportunity for the owners to give opinions to the board, Neil Elinoff was ok with allowing Mark McLeod to change his window. Discussion ensued. The board will take this into advisement and make a decision at their next meeting.

e. Renewal of contact with Shugars, Jarmik Property Management, and Carlson Customs  
Jill O'Dell made a motion to renew the contracts with Shugars and Company, Jarmik Property Management and Carlson Customs. Motion seconded by Dan Peterson and passed unanimously.

f. Holiday Get Together – Dan Peterson –Unit 6I – 6:00 – 7:30PM December 9 2017

d. Other.

- Kelly McGinty noted to the members that parking passes are required on Mahoney Street are a permitted street. You must present proof of residency such as a utility bill, driver's license, registration for your vehicle and \$35.00 to the Town of Telluride's Marshall Department. You will receive one "A" lettered parking sticker and one guest hang tag parking pass. The town will begin ticketing on January 1, 2018.
- The RV lot (Lot B) across the street has been approved by the Town of Telluride for affordable housing similar to the Entrada units.

9. Adjournment. Kelly McGinty made a motion to adjourn.

Respectfully submitted,



---

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