

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
February 13, 2020, 3:30 P.M.
Telluride, CO**

1. Roll call, determination of quorum and certification of proxies. Board members present or via phone: Jill O’Dell (Unit 6G), Brad Sablosky (Unit 4E), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I), Barbara Nazari (Unit 3B) proxied Jill O’Dell, Also present: Judi Balkind, HOA Manager; Nicole Pieterse, Attorney, Kurt Shugars, Accounting and Jim Carlson
Absent: Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A),
2. Motion to approve/waive notice of meeting. ***Andrea Booth made a motion to approve notice of the meeting. Brad Sablosky seconded the motion and motion passed.***
3. Determination of quorum of Board – Five of Seven Board members were present.
4. Approval of Agenda. ***Brad Sablosky made a motion to approve the Agenda. Andrea Booth seconded and the motion passed.***
5. Approval of the Minutes for the Board meeting on December 5, 2019. ***Andrea Booth made a motion to approve the minutes. Brad Sablosky seconded the motion and motion passed.***
5. Request from owner to speak on agenda item:
 - a. Joseph Glover, Unit 6F, window replacement – owner not present;
6. Old Business:
 - a. Approve new Rules and Regulations Update: Email to rental agencies, owners and posted on the website - Completed
 - b. Drain Update: Jim Carlson updated the Board indicating that the heat tape installation will wait until the drains have melted, come Spring. Discussion ensued regarding ice mitigation options and heat tape installation.
 - c. Replacement Doors (8), Building 6 and 5 Update: Finalize Bid including tax and labor is \$9,238. ***Jill O’Dell made a motion to approve the bid for the doors by Sun Glass Cortez and increase the budget by the amount of the bid. Andrea Booth seconded and the motion passed unanimously.***
 - d. Building 4 post coverings: Judi updated the Board on the post coverings completed to date as well as the original bid from Mark Carlson. We have not completed Phases 3, 4 and 5. Building 4 posts are more cosmetic than structural. Discussion ensued. Andrea requested that she be allowed to have her deck trim area sanded and sealed and the Board agreed. The post covering item will be reviewed for 2021 budget and implementation.
 - e. Motion sensor for hot tub area: Jim Carlson indicated that one has been ordered. Discussion ensued regarding possible heat tape installation to mitigate the ice buildup.
7. New Business:
 - a. Leaks in Units 6A, B & H – potential roof repairs necessary. Jim Carlson updated the Board on the roof issues. Leaks appear to happen only in the valleys on Building 6; either shovel more often or pull up the roofing to examine what was done and make repairs. Discussion ensued. Recommendation was made to shovel the valleys more often at this time.

b. Board approval: transfer cash from Capital Reserve Fund to cover the painting project in 2018 Kurt Shugars updated the Board on the overage expense of painting. Transfer from reserve to cover the overage for the painting project. ***Jill O'Dell made a motion to transfer funds from the reserve account to cover the overage in the 2019 budget. Andrea Booth seconded and the motion passed unanimously.***

c. Trash Enclosure remodel plans and permitting: would like to begin construction by April. Jim recommends that they meet to discuss (Andrea, Nicki and Peter with Jill meeting in person for Andrea) the design and then bring in an architect. Once it is designed it will be put out to bid for the construction. Discussion ensued and included camera and updated lights. Meeting was set for Wednesday, Feb 19th at 4:00 pm.

d. Dryer Vent Cleaning – entire complex: Jill updated the Board indicating that this is a requirement of the new rules and regulations. Request was made to have Judi send a letter to all owners regarding the cleaning of dryer vents possibly in April to get a group done at once and possibly at a reduced price. Need clarification of those who have a bucket versus a vent.

e. 4th Amendment to Declaration, Nicole Pieterse presented to the Board. Updates requested by Board include limit of pets for owners and removing the 5% transfer of each purchase, as well as remove the language whereby renters must register their dogs. ***Jill O'Dell moves to approve the draft Declarations with the following amendments on animal restrictions: strike the registration of animals and to limit owner pets to two dogs and two cats and long term tenant to two pets only. Brad Sablosky seconded and the motion passed unanimously.***

f. Pool: Discussion ensued regarding the age and need to resurface the pool within the next couple years, as well as updating the surrounding decking.

8. Next Board meeting April 2, 2020

9. Adjournment at 4:30 pm

Respectfully submitted,

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

8. Next meeting date: _____ at 3:00 PM MST Board Meeting.
9. _____ made a motion to adjourn. The motion was seconded and approved.

Respectfully submitted,

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