

LULU CITY HOMEOWNERS ASSOCIATION
Minutes BOARD MEETING
April 25, 2018, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Board members Present: Jill O'Dell, Dan Peterson, Michael McAllister, Mark Koskovich, Kelly McGinty and Nicki Bergstrom Noel
Absent: Jan Davy
Also Present: Michael and David Zutler (Unit 5F), Neal Elinoff (Unit 6H), Matt Lewis – Alpine Lodging (proxied by Patrick Cargill (Unit 6M) and Ronica Kluge (Unit 5B) and Judi Balkind, HOA Manager
2. Motion to approve/waive notice of meeting. *Mark Koskovich made a motion to approve notice of the meeting seconded by Michael McAllister and passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and 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. *Michael McAllister made a motion to approve the agenda, motion seconded by Nicki Bergstrom and passed unanimously.*
5. Approval of the minutes from the February 15, 2018 Board meeting. *Michael McAllister made a motion to approve the minutes from the February 15, 2018 meeting, seconded by Dan Peterson and passed.*
6. Request to Speak on Agenda topics – None.
7. Old Business:
 - a. Hardwiring of Alarms. . A bid has been presented from Master Security (aka Vyanet) to hard wire the “sounders”. It was noted from the last board meeting, the board wanted clarification from Master security that the contract for monitoring the system is separate from the upgrade contract. Masters noted *Mike McAllister made a motion to approve the contract with Masters Security, (aka Vyanet) to replace the wireless sounders with hardwire sounds as long as the HOA is able to contract with another vendor for the monitoring contract. Jill O'Dell seconded and motion passed.*
 - b. Deck and Post Projects. Mike McAllister updated the members on the deck and post project. The posts have been replaced although the price of lumber had

increased by 30% in one month, however on the HOA side the project was under budget. The concrete sidewalk should be completed in the next day or so. The railings for the decks should be installed in the next week or so.

- c. Update on Mike McCloud replacement of Half-Moon with rectangular window. Kelly McGinty updated the board noting the Mike McCloud is searching for a contractor to replace the window.

8. New Business:

- a. Discussion – installing of cameras around trash dumpster/garage area. Discussion ensued. The board agreed to install signage around the dumpster.
- b. Spectrum – Derik English – Discuss re-wiring of all units. Deryk English from Spectrum cable company notified the board that the present wiring for buildings six (6) and five (5) would not support the new service. Deryk English called into the meeting to discuss the access to all units and the wiring. Discussion ensued. The board suggested providing Spectrum with the email addresses and contact information for the owners. It will be Spectrums' responsibility to contact the owners and gain access to each unit.
- c. Other:
 - Painting of building (6) six. Mark Koskovich noted to the board that he is trying to sell his unit and he has received negative feedback from potential buyers regarding the look of the hallways. There are missing can lights, patches of paint throughout the hallway, etc. Discussion ensued. This will be addressed at the next board meeting.
 - Nicki requested that the board review next year's budget refining the maintenance expenses to reflect the needed upkeep of the buildings.
 - Pool opening: The pool will open on Memorial Day weekend.

9. Next meeting: June 14, 2018.

10. Adjourn: Nicole Bergstrom made a motion to adjourn.

Respectfully submitted:

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