

Approved October 1, 2020

**LULU CITY ASSOCIATION
BOARD MEETING
August 27, 2020, 3:30 P.M.
Teleconference**

MINUTES

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell, Nicki Bergstrom, Dan Peterson, Andrea Booth
Absent: Peter McGinty and Barbara Nazari
Also present: Mike and David Zutler, Judi Balkind, HOA Manager, and Jim Carlson, Maintenance.
2. Motion to approve/waive notice of meeting. *Andrea Booth made a motion to approve the notice of meeting. Dan Peterson seconded and the motion passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Board is 7, currently 6, 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 a motion to approve the Agenda. Andrea Booth seconded and the motion passed unanimously.*
5. Approval of the Minutes for the Board meeting on May 28, 2020. *Nicki Bergstrom made a motion to approve the Board minutes of May 28, 2020. Andrea Booth seconded and the motion passed unanimously.*
6. Request from an owner to speak on an agenda item:
 - Robin Marsh – request for update on dryer vents from other owners: Owner not present; Jill O'Dell gave an update reminder to all. Judi will send out a reminder to all owners to have vents cleaned.
 - Zutler's – Trash Enclosure / Asphalt Paving / Pool Repair/Replacement options
7. Old Business:
 - a. Jim Carlson:
 - Drain – Heat tape installation once the drains are unfrozen – Spring Project – UPDATE. Materials have been obtained and work is anticipated to begin early the week of August 31st.
 - Trash Enclosure Plans and permitting – Jim provided an update on the size and indicated that three dumpsters would not fit in the space due to post. Estimated cost to move the post is \$2K; concrete needs to be done as well which brings the total to \$4-5K. Discussion ensued and included possibly relocating to another location. *Andrea Booth made a motion to proceed with the recommendation of removing the post and getting Town approvals. Jill O'Dell seconded and the motion passed unanimously.*
 - Update on Asphalt - UPDATE – Scheduled for September 9th – one day of detailing milling and one day of installation. Cars to be removed from midnight on September 8th through September 10th at 5:00 pm. Signs to go up on the September 5th provided the date doesn't change.

- b. Replacement doors – Building 6 and 5. Ordered and waiting for installation – UPDATE – Received Town of Telluride permit, town required one fire door – Expect installation to begin mid-September 2020. Judi Balkind provided an update to the Board.
 - c. Test and Inspection of Alarms – completed on unoccupied and common areas; report received – need to test other units (6-7) in September/October. Reminder will be sent to those units for scheduling and inspection.
 - d. Unclaimed Bikes: Request for Jim to remove them.
8. New Business:
- a. COVID 19 – Update - per San Miguel County – essential vs. non-essential Pool and hot tub openings - Discuss issues with pool codes being given out. Issue with magnet on pool door; request that anyone noticing it not working to notify Judi or Jim.
 - b. Update on Financials – *Kurt Shugars, Missed the call*
 - c. Reserve Funding – reinstated after a 3 month reprieve
 - d. Update – Ballots for Proposed Amendments to LuLu City’s declaration & Replat of Unit 6A have been given to Nicole Pieterse; we received the majority of yes votes.
 - e. Discussion for Signs for “Masks” for COVID – installed but removed: Someone removed the signs, request to make more signs and hang them. Request for painted rocks placed outside to be allowed. Discussion ensued. ***Nicki Bergstrom made a motion to approve special signage reminding people about masks and painted rocks to remain on property for six months. Jill O’Dell seconded and the motion passed unanimously.***
 - f. Pool Update: Jill O’Dell indicated that she observed the issues, we are hoping that draining the pool and refilling will assist in correcting the issues. Judi Balkind provided an update on a possible replacement pool and hot tub. Discussion ensued.
 - g. Other: Dan Peterson requested that the Board resume meeting more frequently going forward.
9. Next Meeting: October 1, 2020 at 3:30 pm.
10. Adjournment. ***Jill O’Dell made a motion to adjourn the meeting. Andrea Booth seconded and the motion passed unanimously.***

Respectively Submitted:


By Jarmik Property Management
Judi Balkind