

Approved 11-30-2018

LULU CITY HOMEOWNERS ASSOCIATION
MINUTES – BOARD MEETING
October 18, 2018, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room 5
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Board members Present: Jill O'Dell, Dan Peterson, Nicki Bergstrom, Michael McAllister and Kelly McGinty
Also Present in person or via teleconference: Kurt Shugars, Accountant, Judi Balkind, HOA Manager and Sung Woo (6P).
2. Motion to approve/waive notice of meeting. *Dan Peterson made a motion to approve notice of the meeting seconded by Nicki Bergstrom and passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and vacant).
Board is 5, Quorum 3
Act of majority of quorum of Directors is an act of the Board
3 Votes =act of Board
4. Approval of Agenda. *Nicki Bergstrom made a motion to approve the agenda, motion seconded by Jill O'Dell and passed unanimously.*
5. Approval of the minutes from the September 27, 2018 Special Board meeting. *Nicki Bergstrom made a motion to approve the minutes from the September 27, 2018 meeting, seconded by Jill O'Dell and passed unanimously.*
6. Request to Speak on Agenda topics.
7. Old Business:
 - a. Fire Alarm Update: Jill gave an update regarding the placement of alarm horns only on the bedroom floor rather than one up and one down. This was approved by the Fire Marshall. There is an option to remove and reinstall from one up/one down for \$480 and relocate horns on bedroom level only. Discussion ensued. *Mike McCallister made a motion to have Masters remove the conduit wire that is on the second floor west side and replace the additional sounders inside and to have the inside and outside repairs completed as necessary, not to exceed \$1000. Nicki Bergstrom seconded and passed unanimously.*
 - b. *Jill O'Dell made a motion to approve the soffit installation on Building 6 as presented by San Miguel Building and Spa. Nicki Bergstrom seconded the motion and the motion passed.*
8. New Business:

- a. Kurt Shugars presented the financial review, indicating that there will be savings in electricity and snow removal. Estimating \$25K for painting, soffit, etc in Building 6. Kurt recommends this money comes from the capital reserves. Discussion ensued.
 - b. Discuss at next budget meeting touch up painting more frequently, i.e., every six months.
 - c. Discussion ensued regarding painting of doors and replacement options for numbers and kick plates on common doors in Building 6. ***Nicki Bergstrom made a motion to earmark \$1500 towards numbers and kick plates to be located by Mike McAllister. Jill O'Dell seconded the motion and the motion passed.***
 - d. Question was raised as to whether we had obtained a quote for a replacement pool cover. Judi shared that another HOA's cover cost was \$1,800.00. This item will be discussed at the Annual Meeting as well as any other maintenance items the group can come up with.
 - e. Other.
12. Next meeting: November 29, 2018
13. Adjourn: ***Nicki Bergstrom made a motion to adjourn.***

Respectfully submitted:

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