

Approved – 10-4-2017

LULU CITY HOMEOWNERS ASSOCIATION
Minutes BOARD MEETING
August 30th, 2017, 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: Jill O'Dell, Michael McAllister, Mark Koskovich, Jan Davy, Kelly McGinty, Dan Peterson – Adrienne Lent proxied Kelly McGinty.
Also: Mary Koprowski – Unit 3F, Thomas Emilson, Unit 3D and Neal Elinoff, Unit 6H.
2. Motion to approve/waive notice of meeting. *Jill O'Dell made a motion to approve notice of the meeting. Jan Davy seconded the motion and motion passed.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or 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. *Mike McAllister made a motion to approve the agenda. Jill Odell seconded and motion passed.*
5. Approval of the Minutes from the July 28 2017 Board meeting. *Kelly McGinty made a motion to approve the minutes as presented. Jan Davy seconded and motion passed.*
6. Requests to Speak on Agenda Topics
 - a. Advance requests from members to speak on agenda topics.
 - Neil Elinoff – request to speak on fire alarm and hallways. Suggested we contacted the Alarm relay company at susan@relay.com 800-624-6866 x150. Jill O'Dell will contact the Alarm Relay company.
 - Hallway - Neal requests that all common area be treated the same and rules of the association be enforced. He noted Zutler's car in the common area as well as miscellaneous items in common area. Neal mentioned that additional parking spaces along the pool wall may be a possibility. Mike McAllister noted there is not enough room to turn around a car but the board will table this for another meeting.
 - Thomas Emilson – wanted to know if anyone has come to a plan for the deck repair. (see b below)
7. Unfinished Business:
 - a. A motion on Special assessment and HOA past dues payment for the Zulters –
 - Jill O'Dell made a motion to apply a flat fee of \$25.00 for additional work by Shugars and Company for processing the Zutler's accounting information. This charge will be a pass through to the Zulters. Kelly McGinty seconded. All in favor motion passed.

- Jill O'Dell made a motion to waive the \$10k in late fee pending notification that the Zutler's payment has cleared. Mark Koskovich seconded. Vote was taken – Jan Davy – yes, Jill O'Dell – yes, Mark Koskovich – yes, Mike McAllister – yes, Kelly McGinty –yes, Kelly McGinty (proxy for Adrienne Lent) yes and Dan Peterson – yes. Unanimous vote and motion passes.
- Jill will get update information from Kurt Shugars on the payments from the Zutler's on the special assessment loan.
 - b. Deck inspections of Building #3 & #4. Mike McAllister met with Jesse Pekkalla, engineer to look at the decks. Mike noted we need a point person to identify who pays for what and recommended Mark Carlson. Mike, Jesse and Mark will get together again to formulate a plan for the repairs of the decks and posts. .
 - c. Tub Tech Invoice – Jan Davy mad a motion to approve payment of Tub Tech's invoice # 11512 in the amount of \$2,149.81. Jill O'Dell seconded and motion passed unanimously.
 - d. Fire Alarm - Jill O'Dell will contact the Alarm Relay Company.
 - e. Hallways and common areas. Michael McAllister has a position that we need to support the Declarations that we have in place, first and foremost. The declarations state that nothing should be stored in the common area, walkways etc. Jill O'Dell identified the section in the Declarations - "nothing shall be stored outside of the units." Mike McAllister made a motion to enforce our guidelines and that no personal items may be stored on the interior or exterior of the common areas. Mark Koprowski – seconded, motion passed unanimously. The board has given a 30 day to comply.
 - f. Renewal for LuLu City Insurance. Mike McAllister made a motion to approve renewal of the Insurance policy. Jan Davy seconded and motion passed.
 - g. Kate Jones – request for parking space. Jan Davy presented a letter drafted by the HOA's attorney, Nicole Pieterse to Kate Jones – Unit 4H regarding the request for a parking space. The board has not received a response.
 - i. Other.
 - No smoking signs – Mike McAllister made a motion to purchase additional "No smoking signs", Kelly McGinty seconded and motion passed. Kelly McGinty noted she would order the sign.
 - The board directed the manager Judi Balkind to inform Tub Tech to close the pool for the winter on October 2, 2017.

8. Next meeting date and place: Wednesday, October 4th, 2017 3:30 pm

9. Adjournment Kelly McGinty made a motion to adjourn the meeting, motion seconded by Mark Koskovich and meeting was adjourned.

Respectfully submitted,

_____/jb/_____
 By: Jarmik Property Manager

Judi Balkind, HOA Manager