

**LULU CITY ASSOCIATION**  
**MINUTES TO BOARD MEETING**  
**March 7, 2019, 3:30 P.M. (MST) / 5:30 PM (EST)**  
**Wilkinson Public Library, Room 5**  
**Call in number: 1-605-472-5326 Passcode: 769832#**  
**AGENDA**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O'Dell (Unit 6G), Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), Barbara Nazari Unit (3B), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I). Owners present in person or by telephone: Mike and David Zutler, (Unit 5F), Andrew Hardy (Unit 5D)  
Proxied: Matt Lewis proxied by Patrick Cargill (Unit6M),and Karen Bujold is proxied by Robert Robbins for Unit 6 B.  
Also present: Judi Balkind, HOA Manager and Nicole Pieterse, HOA attorney
2. Motion to approve/waive notice of meeting. *Andrea Booth made a motion to approve notice of the meeting. Jill O'Dell seconded the motion and motion passed*  
  
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**
3. Election of Officers – tabled to the end of the meeting
  - President
  - Vice- President
  - Secretary
  - Treasurer
4. Approval of Agenda *Jill Odell made a motion to move the Election of Officers to the end of the agenda and approve agenda as presented. Barbara Nazari seconded the motion and motion passed unanimously.*
6. Approval of the Minutes Special Board meeting on November 30, 2018. *Jill O'Dell made a motion to approve the Minutes from the Special Board meeting on November 30, 2018. Brad Sablosky seconded the motion and motion passed.*
7. Request from an owner to speak on an agenda item:
  - Discuss Garage Door concerns and use of common area space. Discussion ensued regarding the use of common area space. Nicole Pieterse, attorney reviewed the use of common space as noted in the declarations Section 10 – Use of limited vs. common - rule 6 – Personal property cannot be kept on Association's common elements which would include the size of vehicles obstructing common elements.

The rules need to be enforced.

- Zutler's: Soffit installation timeline Building 5. The soffits in building #5 will be installed after the ski season.
- Zutler's: Illegal fire lane parking issues related to Building 5. It was noted to all the members that parking is NOT allowed outside the garage doors at building #5 because it is designated as a fire lane.
- Matt Lewis for Patrick Carroll, Unit 6M update on remodel. Matt Lewis noted there is one piece that needs to ventilate through the roof. Matt noted he spoke to Bryan Wenger, the roofing contractor who installed the new roof. Bryan noted the roof is no longer under a warranty. Discussion ensued. ***Jill O'Dell made a motion that Nicole Pieterse will create an agreement similar to a "construction compliance" agreement which will hold the current and future owners responsible for any damage arising out of the roof break they perform as part of their remodel. The agreement will be signed by Patrick Cargill which will include the cost to have the roof inspected by the roofing company when the vent is installed. Peter McGinty seconded and motion passed unanimously.*** Nicki Bergstrom agreed to review the warranty information with Matt Lewis.
- Mike Delsart, Unit 6K update on remodel, Mike Delsart informed the members will cover the carpet in the hallway of building six with plastic to protect the carpet from damage. His remodel is on schedule.
- Leslie Rook, Unit 6O remodel. ***Peter McGinty made a motion to approve the request from Leslie Rook to approve the replacement of tub and tile in her bathroom with the understanding the owner will agree to the construction guidelines. Nicki Bergstrom seconded the motion and motion passed.***
- Roby Peabody, Unit 6N remodel. ***Peter McGinty made a motion to approve the request from Roby Peabody to replace his tile and fixtures in his bathroom with the understanding the owner will agree to the construction guidelines. Nicki Bergstrom seconded the motion and motion passed***
- Neal Elinoff – letter . Jill O'Dell read the letter sent by Neal Elinoff to the board regarding his comments and concerns with ongoing issues at LuLu City.

8. Old business:

- Update on Soffits in building 6. The soffit should be completed in the next week.
- Update on hallway paintings in unit 6. The painting will be completed as soon as the soffits are finished.

9. New Business:

- Numbering of LuLu City Building 6 Doors. Discussion ensued regarding the lettering of the Unit doors. Nicki Bergstrom agreed to research the lettering and report to the board.
- Nicole Pieterse – HOA's attorney will address the following:
  - Dog Issues. Nicole Pieterse reviewed the 'rules and regulations' for the

association and has made suggestions clarifying the rules. The changes will be presented at the next board meeting.

- Replat requirements for Unit expansions. Discussion ensued regarding the replat requirements. Nicole Pieterse agreed to work with Nicki Bergstrom in getting her unit in compliance for her unit expansion.

- Reserve Study. Discussion ensued regarding the need for a reserve study for the LuLu City HOA. ***Nicki Bergstrom made a motion to obtain bids for a reserve study and to review the budget at the next meeting. Brad Sablosky seconded the motion and motion passed unanimously***
- Garage Parking Concerns – Size of vehicles. Discussion ensued regarding the size of vehicles parking in the garage. The larger trucks and SUV's are blocking access to some of the parking spaces. A determination for the size of a vehicle is tabled for later.

10. Executive Session for legal advice on enforcement issues pursuant to CRS 38-33.3-308(4) (b) and (f). This was addressed above. No executive session was held.

Election of Officers:

***Peter McGinty made a motion to elect Jill O'Dell as President Barbara Nazari seconded the motion, a vote was taken and passed unanimously.***

***Jill O'Dell made a motion to elect Peter McGinty as Vice – President. Andrea Booth seconded, a vote was taken and passed unanimously***

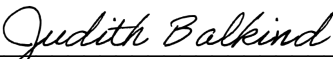
***Jill O'Dell made a motion to elect Dan Peterson as Treasurer. Brad Sablosky seconded, vote was taken and passed unanimously.***

***Nicki Bergstrom made a motion to elect Andrea Booth as Secretary. Jill O'Dell seconded, a vote was taken and passed unanimously.***

11. Next Board meeting date and place: April 25 2019 -3:30 PM MST.

12. Adjournment. Jill O'Dell made a motion to adjourn, seconded by Andrea Booth.

Respectfully submitted,

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