

**LULU CITY ASSOCIATION
BOARD MEETING
August 27, 3:30 P.M. (MST) / 5:30 PM (EST)
Conference room of Jarmik Property Management**

Minutes

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell, Barb Nazari, Mary Koprowski, Dan Peterson, Jennifer van der Borgt, Nicki Bergstrom
Andrea Booth proxied Jill O'Dell
Also in Attendance: Robin Marsh – Unit 6Q, Javee Fuller Bradford, and Unit 3A
Judi Balkind, LuLu City HOA Manager, Jim Carlson, Maintenance Manager and
Kurt Shugars, Accounting Manager
2. Motion to approve/waive notice of meeting. *Mary Koprowski made a motion to approve the notice of the meeting. Jill O'Dell seconded the motion and motion passed unanimously.*
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. *Dan Peterson made a motion to approve the agenda. Motion seconded by Nicki Bergstrom and motion passed unanimously.*
5. Approval of the Minutes for the Board meeting on July 22, 2021. Barb Nazari made a motion to approve the July 22, 2021 minutes to the Board meeting. Motion was seconded by Jill O'Dell and passed.
6. Request from an owner to speak on an agenda item:
 - a. see Owner remodels
7. Old Business:
 - a. Jim Carlson:
 - Moving of ski lockers to another location – meeting with Nick Bergstromm. It was determined that the lockers remain where they are and repaired.
 - b. Storage units for rent
 - Final Determination for rental of storage lockers –Update. There was research done dealing with the rental/leasing of common area space and it was determined the storage units must be charged at a fair market price and leasing agreements must be executed.
 - Nicki Bergstrom – Under the stairs in Building 6 – cost only \$10/month
 - Grandfathered in at our current rate - \$240/year
 - Lockers are NOT to be used for short term guests.Judi Balkind informed the members that an anonymous donor has agreed to pay for costs the medium storage unit for one year for Nicki and Dan Bergstrom. Discussion ensued.

Jill O'Dell made a motion to adopt the pricing of the storage units as follows:
 - *\$120/Annual for the storage units under the stairs in Building Six only – 61, 64, 65*
 - *\$300/Annual for the smaller storage units i.e. Building 4 – 43, 44, Building Five under the stairs storage units 51, 52,53, 54*
 - *\$600/Annual for the medium storage units – i.e. 62,62, 66,67*
 - *\$1,200/Annual for the large storage unit – Building six – 60.*
 - *Every owner must sign a lease*
 - *The intent & usage of the storage units are for only owners not short term rental guests/tenants.*
 - *Barb Nazari seconded the motion – vote was taken: Jill O'Dell – yes, Andrea Booth, - yes (proxy to Jill), Mary Koprowski – yes, Jennifer van de Borgt – yes, Dan Peterson – yes, Barb Nazari – yes and Nicki Bergstrom – yes. Motion passed unanimously.*
- c. Discuss Pool and Future plans –Update report from **Miten Patel**. The board held an emergency

meeting with Miten Pitel to receive an update on the pool repairs since Miten was unable to attend the meeting today. (see attached email – 8.24.2021)

- Kurt Shugars - Financial discussion – LuLu City HOA could take out a line of credit and fund it with the capital reserve assessment that's part of the HOA Dues. Interest rates are low right now but if they increase than the line of credit may need to be paid with a special assessment.
- **Jill O'Dell mad a motion to ask Kurt to move forward in investigating a line of credit to fund this project at a rate of 1% origination fee. Barb Nazari seconded and a vote was taken: Jill O'Dell – yes, Andrea Booth – yes (proxy to Jill O'Dell), Dan Peterson – yes, Mary Koprowski – yes, Nicki Bergstrom – yes, Jennifer van der Borgt – yes, Barb Nazari – yes. Motion passed.**
- Jill O'Dell will run this by the HOA's attorney, Nicole Pieterse to clarify the board's authority to enter into this debt.

8. New Business:

- a. Sale of Parking Spot -Consent of Directors
The board agreed to offer to assign the New Parking space as a Limited Common element to Unit 4H – Kate Jones for a one- time fee of \$75,000.00. If Kate Jones declines the offer, then the space will go to the highest bidder.
- b. Leak from Neal Elinoff unit into 2nd floor common hall & garage ceiling – Update on mitigation. A check was received from the HOA's insurance company for the damages to the garage ceiling, the water mitigation, and removal of damaged carpet and purchase of new carpet. There is no estimate when the new carpet will arrive.
Dan Peterson would like the HOA to consider mandatory shut off for all units to eliminate these types of leak and ask that this be an agenda item for next board meeting.
- c. Owner Remodel request:
 - Merlyn Ellis – LuLu City 6L **Jill O'Dell made a motion to approve the remodel request from Merlyn Ellis, owner of unit 6L. Barb Nazari seconded – Vote taken – Dan Peterson did not approve but the rest of the board were in favor and motion passes.**
 - Jonathan & Javee Bradford – LuLu City 3A **Jill O'Dell made a motion to approve the remodel request from Jonathan and Javee Bradford, owner of unit3A. Barb Nazari seconded – all in favor and motion passes.**
 - George Norcross – LuLu 6C **Jill O'Dell made a motion to approve the remodel request from George Norcross, owner of unit 6C. Barb Nazari seconded – all in favor and motion passes.**
- d. Asphalt paving – extra Asphalt work to connect the sidewalk and parking lot in front of the trash enclosures. Jim Carlson presented a bid for additional asphalt work at the trash enclosure.
 - **Barb Nazari made a motion to approve the additional asphalt in the amount of \$2,439.05 per the bid from Telluride Gravel. Jill O'Dell seconded and motion passed unanimously.**
- e. Gutter/Roof repairs to corner edge near hot tub – Jim Carlson will meet with the pool contractor and try to work on a solution.
- f. Other:
 - It was reported that Neal Elinoff's dogs bark continuously when no one is home.
 - Mark Koprowski had new railings installed on her deck but they were not welded properly. She will have them fixed and repaint them the same color.

9. Next Board meeting date and place: TBD

10. Adjournment: **Jill O'Dell made a motion to adjourn the meeting at 5:10 PM.**

Respectfully submitted,

By: *Judith Balkind*
Armik Property Management, Inc.
Judi Balkind, LuLu City HOA manager