

*Draft*  
**LULU CITY ASSOCIATION  
BOARD MEETING  
October 21, 3:30 P.M. (MST) / 5:30 PM (EST)  
Zoom Conference  
Minutes**

1. Roll call, determination of quorum and certification of proxies. Mary Koprowski, Jennifer van de Borgt, Dan Peterson, Jill O'Dell, Andrea Booth, and Nicki Bergstrom.  
Barb Nazari proxied Jill O'Dell  
Others: Morry Filder & Camille Baxter Unit 3G, Robin Marsh Unit 6Q, Pamela and Walter Maurer Unit 6M, Bill and Karrie McDermott Unit 5A, and Merlyn Ellis Unit 6L.  
Also in attendance: Kurt Shugars, accounting, Nicole Pieterse, HOA's attorney and Judi Balkind HOA Manager
2. Motion to approve/waive notice of meeting. ***Mary Koprowski made a motion to approve the notice of the meeting. The motion was seconded by Jill O'Dell and 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. The motion was seconded by Andrea Booth and passes unanimously.***
5. Approval of the Minutes for the Special Board meeting on September 23, 2021. ***Mary Koprowski made a motion to approve the minutes from the Special meeting of September 23 2021. The motion was seconded by Jill O'Dell and passed unanimously.***
6. Request from an owner to speak on an agenda item: N/A
7. Old Business:
  - a. Update from Kurt Shugars, Accounting manager RE: Line of credit from Alpine Bank  
Kurt Shugars noted he had contacted other banks but they wanted they wanted to have all. Todd Baize, Alpine Bank said it looks like it will take 5 weeks for funding. The board has approved the line of credit and Jill O'Dell will sign the documents tomorrow.  
Kurt Shugars noted the line of credit is for a 24 month period and is an interest only fixed loan which will be paid with the capital reserve assessments.  
***Mary Koprowski made a motion to authorized Jill O'Dell to negotiate and contract with Alpine Bank for a line of credit of \$250, 0000 for 24 months. Dan Peterson seconded the motion and a vote was taken: Andrea Booth – yes, Mary Koprowski – yes, Jennifer van de Borgt– yes. Jill O'Dell – yes, Barb Nazari – yes (proxied by Jill O'Dell) and Dan Peterson – yes, Nicki Bergstrom – yes. Vote passes unanimously.***
  - b. Update report from Miten Patel on the pool repair. Miten reported that the pool repair continues but we are up against the cold weather. The area around the pool and the snowmelt system is a day to day watch. We need to have 50 degree weather. If the snow flies we will need to wait until spring. In the next two weeks, we will be able to give an updated schedule. The majority of the area around the pool is ready for the concrete. The drains arrived today. Worst case; pool completed and water is put in the pool with the cover on but can't use during the winter.
  - c. Parking spot to Kate Jones – Nicole Pieterse, HOA attorney requested that this be tabled for executive session. Nicole Pieterse had received communication from Kate Jones' attorney, Doug Tueller and a letter from Neal Elinoff's attorney, Jennifer Fox and will advise in executive session.
  - d. Leak from Neal Elinoff unit – Update – Carpet replacement. The carpet is finished in building six.
  - e. Storage units – Update on leasing. Jill O'Dell asked to rent storage unit #62. Discussions ensued. Not further questions. Kurt Shugars recommended prorate the storage lockers and charge the yearly amount at fiscal year at the beginning of the year. No further discussions.
8. New Business:
  - a. Executive Session - pursuant to CRS sec. 38-33.3-308(4)(b) for purposes of receiving advice of legal counsel. ***Dan Peterson made a motion to move to an Executive Session - pursuant to CRS sec. 38-33.3-308(4)(b) for purposes of receiving advice of legal counsel. Andrea Booth seconded the motion and motion was passed unanimously.***

- b. Bill McDermott asked if “fly Bolts” can be installed on the trash shed.
- c. Other: meetings Dan Peterson wanted to remind the next board meeting is to have a budget meeting before the annual meeting. Jill O’Dell will email Kurt and request he start on next year’s budget. The budget should be presented to the board before the December meeting. Jill O’Dell and Andrea Booth agreed to be on the budget committee.
- Merlyn Ellis has volunteered to be on the Nomination committee. will be on the Merlyn Ellis has volunteered.
9. Next Board meeting date and place: November 18, 2021 at 3:30 PM  
Annual Meeting – date and place: December 16<sup>th</sup> 2021 – board meeting will be held after the annual meeting.
10. Adjournment - *Jill O’Dell made a motion to adjourn the meeting at 4:13 pm*

Respectfully submitted,

By: *Judith Balkind*  
Jarmik Property Management Inc.  
Judi Balkind, LuLu City HOA Manager

Executive Session: Best interest subdivision formerly approved by the town. Doug Tueller said his client would pay the cost of doing her replat and subdiviosn. This and additional payment from his client for a parking space. Get a proposal for her subdivision replat, what they are willing to pay for the parking space. Abandoned the process because the town never approved the subdivision.

1. Wait for a propsoal from doug
2. Responds to Jennifer fox