

**LULU CITY HOMEOWNERS ASSOCIATION  
MINUTES TO ANNUAL MEMBERSHIP AND BUDGET MEETING  
December 14, 2019 at 3:00 P.M.  
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell called the meeting to order at 3:35 P.M.  
Board members present: Peter McGinty-5A, Dan Peterson-6I, Jill O'Dell-6G, Nicki Bergstrom-6A, Andrea Booth-4C, Brad Sablosky-4E and Barbara Nazari-3B. Owners present: Michael Zutler-5F: David Zutler-5F, Mary Koprowski-3F, Jennifer Vanderborgt-5C.  
Others present: Judi Balkind – HOA Manager and Kurt Shugars-Accounting Manager  
Notice of proxies: Anthony Vinter-4A, proxy to Andrea Booth, George Norcross-6C, proxy to Jill O'Dell, Marilyn North-6D, proxy to Jill O'Dell, Lele Rooks proxy to Peter McGinty  
Quorum established (25% of owners).
2. Motion to approve/waive notice of meeting. ***Dan Peterson made a motion to approve notice of the meeting. Brad Sablosky seconded and the motion passed.***
3. Reading and approval of the Minutes of the Annual Membership Meeting of December 8, 2018. ***Brad Sablosky made a motion to approve the minutes of the annual membership meeting of December 8, 2018, seconded by Andrea Booth and passed unanimously.***
4. Reports of officers – Jill O'Dell – President – report was read to the members. Increased our reserves due to interest from CD. Painting completed, began asphalt and drain project and relocated dumpsters. Rules and Regulations updated; Jarmik hours increase has helped with items being done as well as Carlson being more responsive. Reserve Study completed. Working on new doors. Owners in Building 3 have indicated that their posts need attention. Judi added a landscaping update due to damage by SMPA.
5. Election of Directors – Directors shall serve for one year terms.  
Election of seven (7) Directors  
The current members: Jill O'Dell, Peter McGinty, Nicki Bergstrom, Andrea Booth, Dan Peterson, Brad Sablosky, and Barbara Nazari. Ballots were sent to the members with the following expressing interest in being on the board: Lele Rooks expressed an interest and Jennifer Vanderborgt was nominated by Kelly McGinty. A secret ballot was sent and votes tallied by Judi Balkind. The results for board positions were: Jill O'Dell, Dan Peterson, Andrea Booth, Nicki Bergstrom Noel, Peter McGinty, Barbara Nazari and Brad Sablosky.

6. Unfinished Business

a. Financial Statement Review 2019 – Kurt Shugars presented the review to the membership. Dues are not increasing for 2020.

b. Update on approved Rules and Regulations – effective January 1, 2020

c. Ongoing repairs

- Asphalt – drains – relocating trash dumpsters: completed
- New winterized cover for pool: completed
- Painting of Building #6: completed
- Installation of soffits to cover alarm and cable in Building 5: completed
- Landscaping update: completed and paid for by SMPA
- New unit numbers Building 6: completed
- Motion sensors installed, outside Building 6 into garage and between Building 6, 3 and 4: completed
- Decks were discussed including who is responsible for repairs to decks, owners

7. New Business

a. Review adopted FY 2020 Budget –reviewed the proposed 2019 Budget with the members. Kurt Shugars addressed the members indicating that there is no increase in the dues for the 2020 year. Kurt indicated that there are small increases throughout the budget to cover utilities and a couple of small items. Reserves will not increase for 2020. Building 6 dues will not increase for 2020. Discussion ensued. No objections to adopting the 2020 budget.

b. Renewal of contact with Shugars, Jarmik Property Management, and Carlson Customs for 2019. ***Jill O'Dell made a motion to renew the contracts with Shugars and Company, Jarmik Property Management and Carlson Customs. Dan Peterson made a motion to accept the renewal contracts. Brad Sablosky seconded and passed unanimously.***

c. Replacement of doors in Buildings 5 and 6: Judi updated the membership on the door replacements. Discussion ensued. Decision was made to have 4 half glass doors in Bldg. 6 and full glass on Bldg. 5 doors.

d. Jim Carlson – Maintenance: previously discussed no additional comments.

e. Review plan from Mark Carlson on Phase covering of the posts at Building 4.

f. Other: Request was made for a motion sensor near the hot tub; The SW Corner master plan – recommend all owners keep involved with this matter – website: SWAPTelluride.com; Discussion regarding ski lockers and possible temporary relocation of them.

8. Adjournment. ***Jill O'Dell made a motion to adjourn the meeting with Brad Sablosky seconded and the motion passed.***

Respectfully submitted,

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

**Board Positions:**

Dan Peterson made a motion that the positions remain the same as 2019. Brad Sablosky seconded and the motion passed unanimously.

Jill O'Del, President  
Peter McGinty, Vice President  
Dan Peterson, Treasurer  
Andrea Booth, Secretary

Next Board Meeting: Thursday, February 13<sup>th</sup> at 3:30 pm

Motion to adjourn: Andrea Booth made a motion to adjourn and the motion passed unanimously.