

APPROVED 02.04.21 LULU CITY HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP AND BUDGET MEETING
December 17, 2020, 3:00 P.M. (MST)
Via: Zoom Call

Minutes

1. Roll call, determination of quorum and certification of proxies. Jill O'Dell called the meeting at order 3:03 P.M.
Board members present: Barb Nazari - 3B, Dan Peterson - 6I, Jill O'Dell - 6G, Nicki Bergstrom - 6A, and Andrea booth - 4C.
Owner present: Michael & David Zutler – 5F, Mary and Chris Koprowski – 3F, Jennifer Vanderborgt – 5C, Kristopher Kaminsky – 4E, William and Karrie McDermott – 5A, Pamela and Walter Maurer - 6M, and Miten and Rekha Patel – 6O.
Owners by Proxy:
Others present: Judi Balkind, HOA Manager, Kurt Shugars – Accounting Manager and Nicole Pieterse – HOA attorney
Quorum established (25% of owners)
2. Motion to approve/waive notice of meeting. ***Barb Nazari made a motion to approve notice of meeting. Jill O'Dell seconded the motion and passed unanimously.***
3. Review and approval of the Minutes of the Annual Membership Meeting of December 14, 2019. ***Andrea Booth made a motion to approve the Minutes of the Annual Membership meeting of December 12, 2019. Jill O'Dell seconded the motion and passed unanimously.***
4. Reports of officers – Jill O'Dell – President – Jill has reported confidence in the community and noted the board is working diligently to provide full disclosures to all members. She also welcomed the new owners to the community.
5. Election of Directors – Directors shall serve for one –year terms
 - Election of five/seven (5/7) DirectorsIt was noted that the present board of directors consisted of 5 board members due to two of the board members selling their units. Discussion ensued. It was determined the board will consist of 7 members.
Nominations are as follows:
Chris Koprowski nominated Mary Koprowski
Jennifer Van Der Borgt nominated herself
Jill O'Dell nominated Dan Peterson, Andrea Booth, Barb Nazari, Nicki Bergstrom and herself. No further nominations.
Jill O'Dell made a motion to appoint Dan Peterson, Andrea Booth, Mary Koprowski, Jennifer Van Der Borgt, Barb Nazari, Nicki Bergstrom and herself as board members. Nicki Bergstrom seconded, a vote was taken and passed unanimously.
6. Unfinished Business
 - a. Financial Statement Review for FY 2020 – Kurt Shugars reviewed the 2020 financials which were presented to the board at the November 2020 board meeting. No further discussion.
 - b. Reminder: Owners & Property Managers – review Approved Rules and Regulations – effective January 1 2020 Jill asked that everyone review these rules.

- c. Ongoing repairs – Jim Carlson
 - Asphalt –drains – new Trash enclosure - the snow has arrived and the area is cold to pour concrete which has delayed the project until early spring 2021.
 - Replacement of doors in Building 5 & 6 – **Completed The doors will be painted in the spring**
 - Touch up painting within the complex. Touch up painting will be done in the other buildings this spring.
- d. Pool repair – Update. Dan Peterson has interviewed 9 pool companies that include engineering. One of the firms recommended to the board that they perform an onsite visit to determine if the pool should be updated or replaced. This firm also conducted a drone fly over of the property. It was noted that a functional pool adds 15-20% of the value to a property complex. This firm will come to Telluride, and the HOA can save on travel expenses and come out in the winter. They could come out in January and estimated cost for the consulting is \$9,000.00
 Nicki Bergstrom called Ryan McGovern at the town of telluride for information. Ryan emphasized a new pump system would cost at least \$20K.
 Discussion ensued. The members agreed to organize a pool committee consisting of Jennifer Van Der Borgt, Miten Patel, Mary Koprowski, Andrea Booth and Dan Peterson.

7. New Business

- a. Review adopted FY 2021 Budget –Kurt Shugars presented the 2021 and suggested an increase in dues 2020 to 2021. The increases are due to management fees, maintenance, common area cleaning, snow removal, utilities, water and sewer and insurance. Reserve side: He noted that the HOA continues to grow the cash balance by approximately 30K this year and the ending balance will be approximately 335K. Mary asked about the capital projects for this year. Board will push off any other projects except for the pool this year.
Mary Koprowski made a motion that any excess funds shall be applied to the subsequent year. Jill O'Dell seconded the motion and motion passed.
 Nicole Pieterse noted to the members that the 2021 budget will be ratified unless there is a majority of owners that do not approve the budget. Since there was no objection, the 2021 budget was passed.

Discussion ensued

- b. Renewal of contact with Shugars, Jarmik Property Management, Carlson Customs. *Walter Maurer made a motion to approve the contracts with Shugars, Jarmik Property Management and Carlson Customs for 2021. Barb Nazari seconded and motion passed. A vote was taken and the motion passed unanimously.*
- c. Procedure for renting storage lockers. The lockers have to be leased, a fair market value, measured and a fair system. The lease agreement will include items allowed and not allowed, owner must obtain a separate insurance, access to unit must be given to HOA manager, and all storage units will be allocated on a lottery system. These are rules and regulations not declarations. Dan Peterson would like to offer a compromise with the present owners occupying the space but they must be Colorado compliant.
- d. Consider new location for storage lockers in garage that continues to get damaged. Discussion ensued. Andrea Booth volunteered to send out a survey to the community members.
- e. Consider Options for space vacated by trash containers - one parking spot, relocating of lockers.

f. Other:

- Suggestions to upgrade the barbeque area when the pool area is redone.
- Consider installing an electrical charging station
- Install a gas fire pit
- Dan Peterson noted a there is beautification fund for landscaping/flowers/painting and noted that anyone is welcome to contribute to this fund.
- Sign with new paint and lights

8. Adjournment Nicki Bergstrom made a motion to adjourn the meeting Andrea Booth seconded and all in favor.

Respectfully submitted,

By: _____
Judi Balkind
LuLu City HOA Manager