

## Lulu City HOA Board Meeting Minutes September 21, 2016

### \*Roll Call\*

Dan Peterson  
Adrienne Lent  
Kelly McGinty  
Nicki Bergstrom Noel  
Jill O'Dell  
Patrick Gilhool

\*Call to Order:\* Meeting called to order at 3:42 MST

\*Approval of Minutes:\* Kelly McGinty moves to approve July 12 minutes. Adrienne Lent seconds. Motion passes.

### \*Old Business\*:

· Prioritizing maintenance list: After lengthy discussion which included the fact that very little maintenance has been budgeted, the board created the following priorities for Judi to manage.

1. Judi needs to create an on-line maintenance form that all owners and renters can access rather than Jan serving as an intermediary for the phone calls and e-mails that Judi gets.
2. Make sure the fire alarms in all buildings are functioning properly and up to code. This may mean replacing the systems building by building. (The inspectors said that the fire alarm was outdated and repeated false alarms make this a serious safety concern.)
3. Changing out light bulbs and fixtures in Buildings 5 and 6.
4. Facilitating the deck and timber project in Building 3. (See notes below.)
5. Cut out the parking garage gates that are not functioning.

In addition to this, the board discussed putting new asphalt in as a possible 2017 budget item.

### \*New Business\*:

· Nicki Bergstrom Noel motions and Dan Petersons seconds to have the HOA get a credit card from Alpine Bank for the use of the property manager and HOA president. No objections. Motion approved.

- Kelly McGinty moves and Adrienne Lent seconds setting the pool closing date for Monday October 3. No objections. Motion approved.

- Kelly McGinty moves and Adrienne Lent seconds the approval of new signed contracts for 2017 for landscaping and snow removal. No objections. Motion approved.

- Deck and timber project: After much discussion, several motions passed for the deck and timber improvements proposed by Emilson and Building 3 concerned parties.

- o Kelly McGinty motions and Patrick Gilhool seconds having all replacement posts on the property be metal moving forward.

- o Jill O'Dell motions and Adrienne Lent seconds giving Emilson and any other interested parties until June 15, 2017 to complete the deck and timber replacement needed in Building 3.

- o Jill O'Dell motions and Nicki Bergstrom Noel seconds to have the HOA contribution to the project be the following: paying for the limited common element, the posts themselves (at approximately \$1000/post) and the metal trim detail required. This comes to an approximate HOA expenditure of \$5500.

- o Kelly McGinty motions and Nicki Bergstrom Noel seconds to make sure that Chuck Choate with Southwest Valhalla is the contractor on the timber replacement project.

Kelly McGinty brings a proposal of having Carlson Customs do weekly walkthroughs and property maintenance at \$45/hr. She motions to hire Jim Carlson on a month-to-month basis. Adrienne Lent seconds the motion. There is some discussion, but four of the seven present and Jan who votes via phone constitute a quorum.

Meeting adjourned at 4:50 PST.