

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association.

Date: Wednesday, April 23, 2008

Location: Wilkinson Public Library, Telluride, CO 81435

Directors Present: Peter McGinty, Mike Pippin, Kit Collins, Jen Hayes, Jan Davy, Dave Murphy

Others Present: Julie Denny (Full Circle), Dan Witkowski (Full Circle), Kai Thomas (Full Circle), Hilary Popper (Full Circle), Michael McAllister (Owner/Architect)

Meeting called to order at 4:05 p.m.

Determination of a quorum (yes – of 7 directors present).

Motion by Jen Hayes, second by Jan Davy, to approve the minutes of the March 6, 2008 board meeting. *Motion passed by unanimous vote.*

Mike Pippen joined the meeting at 4:07 p.m.

Discussion of the financials and budget.

Discussion of the snow removal expenses.

Discussion of the alarm system budget items.

Discussion of the roof snow removal line items.

Discussion of the options available to make up the estimated \$30,000 shortfall.

Motion by Mike Pippen, second by Peter McGinty, to move snow removal bills related to construction to the construction budget and for the same amount will be paid from the Lulu City HOA reserve account. *Motion passed by unanimous vote.*

Discussion of the soft cost budget review.

Discussion of the address numbers required by the town.

Discussion of the bike racks.

Direction to budget this as a line item in 2009 for new bike racks.

Discussion of the HOA signs.

Discussion of the broken hot tub gate and the liability associated with accessible hot tub.

Discussion of the garage ceiling.

Motion by Peter McGinty, to limit clearance in the building 6 garage by no more than 4” under the maximum garage opening height and to add the appropriate signage. *Motion failed for lack of second.*

Motion by Peter McGinty, second by Kit Collins, for Kit Collins, Jan Davy and Full Circle to determine the maximum height of the garage in order to install the height bar at an appropriate length by April 30, 2008 and communicate to Michael McAllister, if deadline is not met, then the 4” maximum will be enforced. *Motion passed by unanimous vote.*

Discussion of the satellite issue.

Security alarm update by Dan Witkowski.

Discussion of spring clean-up.

Discussion of the facilities management handbook.

Discussion of hot tub security.

Direction to request a proposal from Master’s Security for hot tub closing service.

Discussion of the outdoor carpet in Building #3 and Building #4.

Direction for Full Circle send out information on concrete prices.

Discussion of the Brian Werner interest.

Motion by Jen Hayes, second by Kit Collins, to adopt the Rules and Regulations amended and restated rules and regulations as of May 1, 2008. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jen Hayes, to forgive the association interest in full to Brian Werner’s case, not including the collection fees. *Motion passed by vote of 3, Mike Phippen opposed and Dave Murphy abstained.*

Direction for Full Circle to contact Barb Hunt and to relocate the items out of the building #6 storage space and bill Barb Hunt with the time spent.

Task List Item: Dan to get samples of new flooring for outside landings.

Discussion of the issue between 5C and 5A water damage issue,

Recommendation to hire mold specialists at the expense of the 5C owner in addition requiring the owner to repairing the water leak.

Meeting adjourned at 6:15 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD JUNE 5, 2008.

Signed: /s/ Michelle Aplin, Manager
 July 20, 2009