

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association

Date: June 4, 2009

Location: Full Circle HOA Management, 560 Mountain Village Blvd,
#102B, Mountain Village, CO 81435

Directors Present: Peter McGinty, Mike Pippin, Jan Davy, Michael McAllister, Jen Ward, Dave Murphy

Others Present: Julie Denny (Full Circle), Dan Witkowski (Full Circle), Diane Wolfson (Full Circle), Alfred Klinke (owner)

Meeting called to order at 3:36 p.m.

Determination of a quorum (yes – 6 of 7 directors present).

Motion by Jan Davy, second by Mike Pippin to approve the minutes of the April 2, 2009 board meeting. *Motion passed by unanimous vote.*

Discussion of the building #6 parking garage.

Direction for Full Circle to post “no parking” signs during the Bluegrass Festival Season.

Manager's report by Dan Witkowski.

Discussion of the pool and hot tub status.

Discussion of painting blue coping around the pool.

Discussion of landscaping, flower baskets and flower barrels.

Discussion of the gutters.

Discussion of the concrete surfaces on the walkways.

Diane Wolfson joined the meeting at 3:53 p.m. MST.

Discussion of the concrete failing.

Consensus to keep the pool covered at night.

Discussion of the building 6 lighting.

Discussion of the Eric Flora open balance.

Michael McAllister left the meeting at 4:07 p.m.

Discussion of the Alfred Klinke open invoices.

Presentation to the board by owner Alfred Klinke.

Request by Alfred Klinke to stall foreclosure action.

Discussion by Diane Wolfson of the timing of foreclosure action.

Discussion of the options available to the owner.

Discussion of the foreclosure and the stipulated order of judgment.

Motion by Peter McGinty, second by Jan Davy, to wait at least until Tuesday, June 9 to file a foreclosure. *Motion passed by unanimous vote.*

Jen Ward left the meeting at 4:55 p.m.

Board entered executive session at 4:55 p.m.

Board exited executive session on 5:09 p.m.

Motion by Mike Pippin, second by Jan Davy, to file the foreclosure complaint on Tuesday June 9, unless the entire balance due is paid on Monday June 8. *Motion passed by unanimous vote.*

Board enters executive session at 5:11 p.m.

Board exits executive session at 5:17 p.m.

Motion by Mike Pippin, second by Jan Davey, for the Law Office of Diane Wolfson to send Mark Kriger a letter that the board will be considering foreclosure of his unit at the next meeting and to order a title report on the unit. *Motion passed by unanimous vote.*

Discussion of the Eric Flora monies due.

Motion by Mike Pippin, second by Jan Davy to file a small claims court suit against Owl Meadows, LLC. *Motion passed by unanimous vote.*

Discussion of the possibility of a possible name change or declaration change related to owner financing.

Next meeting is scheduled for Thursday, July 23, 2009 at 3:30 p.m. MST.

Meeting adjourned at 5:35 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD JULY 23, 2009.

Signed: /s/Michelle Aplin, Manager
 July 24, 2009