

MINUTES OF BOARD MEETING

Association Lulu City Condominium Association, Inc

Date February 7, 2007

Location Wilkinson Public Library
Telluride Room 2nd Floor
Telluride, CO 81435

Board Members
Present Kit Collins, Jennifer Hayes (joined late), Mike Rich (by phone),
Mike Pippin (by phone)

Others Present Michael Delsart, Michael McAllister, Scott Andrews (left at 6
p.m.), Diane Wolfson, Dan Witkowski (left at 6:15 p.m.), Nita
Clark

Quorum Yes – 4 of 7 Board Members

Meeting called to order at approximately 5:37 p.m. MST.

Diane discussed the loan, ballot and notice to owners.

Scott Andrews and Mike McAllister discussed project start date and scheduling.

Management report by Dan Witkowski (Full Circle), covering security, sirens, safety and lighting.

Full Circle will continue thawing frozen pipes in Building #6 garage.

All locks will be rekeyed on Tuesday, February 13, 2007.

Jennifer Hayes arrived at 6:00 p.m.

Roll call.

Motion by Kit Collins, second by Mike Rich, to approve January 14, 2007, minutes with correction that Mike McAllister not Mike Delsart is on the contract committee. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jen Hayes, to have Mike McAllister continue with architectural work to keep project moving forward on an hourly basis not to exceed another \$5,000 in addition to what has been paid to date. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jen Hayes to ratify hiring of Scott Andrews to provide budgeting, bidding, and value engineering services on an hourly basis not to exceed \$10,000 from the beginning of his work on the project. *Motion passed by a unanimous vote.*

Motion by Kit Collins, second by Jen Hayes, to hire Scott Andrews to research options for the Building #6 garage downspouts, enclosure and heat, which services will be hourly and included in \$10,000 already approved for Scott Andrews. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jen Hayes, to appoint Mike Delsart to the contract committee. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jen Hayes to authorize the board to send out requests for proposals to general contractors and owners representatives, subject to prior approval of Kit Collins. *Motion passed by unanimous vote.*

The board scheduled a work session for Wednesday March 14, 2007, at 5:30 p.m., at the Wilkinson Public Library, to discuss construction. This is not a formal board meeting.

The meeting was adjourned at approximately 6:55 p.m. MST without objection.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD March 14, 2007.

Signed: _____

Manager



Date _____