

## MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Condominium Association, Inc.

Date: Tuesday May 8, 2007 at 4:30 p.m. MST

Location: Wilkinson Public Library, 100 W. Pacific Street, Large Meeting Room, Telluride, CO 81435 and via conference call

Directors Present: Kit Collins, Mike Pippin, Mike Rich, Peter McGinty (via conference call), Jan Davies (via conference call), Dave Murphy (via conference call)

Others Present: Lana Pippin (owner), Dan Witkowski (Full Circle), Diane Wolfson (Full Circle), Julie Denny (Full Circle), Mike McAllister (owner), Mark Carlson (Mountain Builders)

Quorum: Yes, 6 of 7 Directors

Meeting called to order 4:40 p.m. MST.

Roll call, determination that a quorum is present.

Motion by Jan Davie, second by Kit Collins to approve minutes of the March 14, 2007 board meeting. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jan Davie to approve minutes of the April 7, 2007 board meeting. *Motion passed by unanimous vote.*

Manager's report by Dan Witkowski.

Discussion regarding alarm system and fire marshal. Full Circle will send a letter to the owners explaining the system, asking owners not to disable alarms, and putting on notice of the costs that will be charged for disabled alarms.

Discussion regarding common area clean-up.

Discussion regarding motorcycle parking, bicycle parking and storage spaces. Full Circle will follow up with proposed plans on these issues.

Discussion regarding budget performance and Full Circle charges to date.

Mike McAllister joined the meeting at 5:13 p.m.

Mark Carlson, President, Mountain Builders, joined meeting at 5:25 p.m.

Discussion regarding Mountain Builders project memo. The board will get a letter out to owners asking them to indicate their interest in a window bid by June 1 so the windows can be ordered by July 1. In this letter, the board will let the owners know that further information on the project and schedule is going to be provided soon.

Dave Murphy joined the meeting at 5:41 p.m. via conference call.

Discussion regarding the staging spaces and window replacement timing.

Discussion regarding roof engineering design, the snow melt installation and roof bid process.

Motion by Peter McGinty, second by Mike Pippin, for the board to decide via email to proceed with a roof engineer or consultant, which action will be valid if approved by email by at least four (4) directors. *Motion passed by unanimous vote.*

Discussion regarding construction sequencing and safety.

Discussion regarding landscaping during construction.

Motion by Kit Collins, second by Mike Rich, to allow up to \$500 to advise on landscaping strategies during the construction. *Motion passed by unanimous vote.*

Mark Carlson left the meeting at 6:05 p.m.

Motion by Peter McGinty, second by Jan Davies, to go into executive session at 6:10 p.m. *Motion passed by unanimous vote.*

Dave Murphy and Jan Davies left the meeting at approximately 6:10 p.m.

Motion by Peter McGinty, second by Kit Collins, to exit executive session at 6:12 p.m. *Motion passed by unanimous vote.*

Neal Elinoff joined the meeting at 6:12 p.m. via telephone.

Dan Witkowski left meeting at 6:15 p.m.

Julie Denny left the meeting at 6:20 p.m.

Neal Elinoff presented the following facts concerning his claim against the association:

- About two years ago, lumber was stored in a parking space he was using, but he did not own the space; some of the lumber was used for his condo in Lulu City, but other of the lumber was used for another project; the lumber was there 3 to 4 weeks after construction finished; he said Sid Brotman instructed Hugo Fischer to discard some of this lumber, but he could not say what the exact amount or value was.
- Mr. Elinoff claims for furniture that was outside at the pool, what he calls the “second cabana.” He referred to a letter from a man working for HOA who said he threw it away, but Mr. Elinoff did not present this letter. He is also claiming for a table and for the cost of filling 4 tanks of propane fuel. Mr. Elinoff said he has an estimate for the value of this personal property, but he did not present it.
- When asked if that was the entire list of personal property that was allegedly discarded and if there was anything else he wanted to add, he said this was all.
- No receipts or other verbal or documentary evidence were presented.
- No witnesses were presented.
- No evidence was presented for his claim for excess interest charges.

Mr. Elinoff was asked to provide the board all documentary evidence, including estimates, receipts, and correspondence.

Mr. Elinoff requested that bikes be moved from his parking spot.

Mr. Elinoff stated that he was unaware of the board hearing until after he left for New York

Mr. Elinoff left the meeting at approximately 6:45 p.m.. MST.

Motion by Kit Collins, second by Mike Pippin, to go into executive session. *Motion passed by unanimous vote.*

The board went into executive session at approximately 6:47 p.m. MST

The board came out of executive session 6:53 p.m. MST.

Motion by Peter McGinty, second by Mike Rich, to deny Neal Elinoff's claims. *Peter McGinty in favor, all others against. Motion failed.*

Motion by Kit Collins, second Michael Pippin, not to take action on Mr. Elinoff's claims because he was out of town and unable to present documents and witnesses, and to give Mr. Elinoff the opportunity to present additional information, including witnesses, and to continue the hearing to the next regular board meeting. *Motion passed by unanimous vote.*

Discussion regarding architect's contract, construction contract, and owner's representative.

Kit Collins and second by Mike Pippin, to authorize Peter McGinty to execute the contract with Michael McAllister Architect as recommended by Diane Wolfson. *Motion passed by unanimous vote.*

Direction to Full Circle to pay the May 1, 2007, McAllister invoice.

Motion by Kit , second by Pipin, to authorize Peter McGinty to execute the contract with Mountain Builders as recommended by Diane Wolfson. *Motion passed by unanimous vote.*

Discussion regarding damage to Marilyn North's unit from icicles on roof. Full Circle will follow up to get information from Ms. North on her claim.

Discussion regarding owners representative.

Meeting adjourned at approximately 7:55 p.m. MST.

The foregoing minutes were approved by the Board of Directors at their meeting held on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Manager

Date: \_\_\_\_\_, 2007