

MINUTES OF OWNER MEETING

Association: Lulu City Owners Association, Inc.

Date: Saturday, December 3, 2011

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

Owners Present: Mike Pippin, Mike Rich, Jan Davy, Dave Murphy, Peter McGinty,
Jen Hayes, Mike McAllister

By Proxy: Monica Kluge/Sam Edwards, Joseph Sembrat, George Norcross,
Anthony Vinter, Michael Zutler to Peter McGinty; Robert Robbins
to Mike Pippin

Others Present: Diane Wolfson

Meeting called to order at 10:15 a.m. MT.

Roll call, proof of notice, determination that a quorum is present.

Motion by Peter McGinty, second by Mike Pippin, to approve the minutes from 2010 Owners Meeting. *Motion passed by unanimous vote.*

Discussion regarding alarm system.

Motion by Jen Hays, second by Jan Davy, to:

- Continue the alarm monitoring service through 2012
- Budget \$1,000 for maintenance of the system
- Notify owners that there are concerns about the reliability of the alarm system and requiring owners to install operational smoke detectors in every unit, and carbon monoxide detectors where appropriate, by January 1, 2012, and compliance will be subject to inspection by the association
- Directing the board to begin researching an alternative alarm system

Motion passed by unanimous vote.

Review of proposed 2012 budget

Motion by Peter McGinty, second by Jen Hays, to delete the line 48 credit of \$2,720 to Building 6. *Motion passed with all in favor except Pippin and Murphy voted against.*

Motion by Mike Pippin, second by Mike Rich, to change the proposed janitorial to \$28,000. *Motion failed for lack of sufficient affirmative vote (Peter McGinty, Jen Hays, Mike McAllister, Jan Davy against; David Murphy, Mike Rich, Mike Pippin in favor).*

Motion by Peter McGinty, second by Michael McAllister, to keep janitorial at the proposed \$20,000. Motion passed.(Peter McGinty, Jen Hayes, Jan Davy, Michael McAllister in favor; Mike Rich, Mike Pippin, Dave Murphy against).

Motion by David Murphy, to reduce \$10,841 by \$2,720. Motion dies for no second.

Motion by Jen Hayes, second Mike Pippin, to elect the following directors: Jen Hayes, Peter McGinty, Mike Rich, Michael McAllister, Jan Davy, Mike Pippin, Dave Murphy. Motion passed by unanimous vote.

Motion by Peter McGinty, second by David Murphy, to reduce line 6 to \$5,000. Motion passed (Peter McGinty, Dave Murphy, Mike Pippin + 6 proxies in favor; Jen Hayes, Michael McAllister, Mike Rich, Jan Davy against).

Motion by Jen Hayes, second by Dave Murphy, to approve the remainder of the proposed 2012 budget. Motion passed by unanimous vote.

Meeting adjourned at 12:40 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON December 1, 2012.

Signed: _____ /s/ Diane Wolfson, manager