

MINUTES OF BOARD MEETING

Association Lulu City Condominium Association, Inc

Date January 14, 2007

Location Full Circle HOA Management
560 Mountain Village Blvd., Suite 102B
Mountain Village, CO 81435

Board Members
Present Peter McGinty, Kit Collins, Mike Rich, Jennifer Hayes, Jan Davy,
Dave Murphy (by phone), Mike Pippin (by phone)

Others Present Michael Delsart, Michael McAllister, Andrea Booth, Scott
Andrews, Diane Wolfson, Dan Witkowski, Nita Clark, Josh
Rappaport

Quorum Yes – 7 of 7 Board Members

Meeting called to order at approximately 10:03 a.m. MST.

Roll call.

Motion by Mike Rich, second by Kit Collins, to approve the minutes of the November 14, 2006 Board Meeting with the change to the spelling of “Andrews.” *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Mike Rich, to approve the minutes of the December 9, 2006 Board Meeting. *Motion passed by unanimous vote.*

Management report by Dan Witkowski (Full Circle), covering the alarm system, the pool boiler, and light bulbs.

Motion by Mike Rich, second by Kit Collins, to immediately replace pool pump using up to \$1,500 from the reserve fund. *Motion passed by unanimous vote.*

Motion by Peter McGinty, second by Kit Collins, to authorize Full Circle to dispose of hallway door mats that are not in good repair. *Motion passed by unanimous vote.*

Direction to Full Circle to circulate Rules and Regulations to owners with cover letter.

Motion by Peter McGinty, second by Kit Collins, to authorize Diane Wolfson, as attorney for the association, to prepare revised the Rules and Regulations that expand construction

rules, including for a damage deposit, required insurance, and building permit. *Motion passed by a unanimous vote.*

Motion by Kit Collins, second by Jennifer Hayes, to authorize Full Circle to re-do heat in pipes in Building #6 garage and assess the Building 6 owners pro rata if the pipes are limited common elements and, if the pipes are common elements, to pay for the work from the reserve fund, all subject to prior approval of the Building #6 Garage Committee, to be appointed. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jan Davey, to appoint Mike Delsart, Mike Rich and Dave Murphy to be members of the Building #6 Garage Committee, which will make recommendations whether to proceed with the scope/cost of work for the garage pipe heating project and to make recommendations for improvements of the Building #6 garage. *Motion passed by unanimous vote.*

Motion by Peter McGinty, second by Mike Rich, to appoint Peter McGinty, Mike Delsart and Kit Collins to a committee to recommend terms of contracts related to the remodel project, such as for the architect, project manager, and other professionals. *Motion passed by unanimous vote.*

Motion by Kit Collins, second by Jennifer Hayes, for Full Circle to inquire with Stephanie Fanos her opinion on the pros and cons of the Town of Mountain Village acting as its own general contractor, and to inquire regarding general contractor insurance, and report back to the board. *Motion passed by unanimous vote.*

Mike Rich left the meeting at 12:55 p.m.

Motion by Kit Collins, second by Jen Hayes to send out a mail ballot for a special assessment of up to \$2.5 million to fund the remodel project, the ballot to list work that will be included, and the ballot to have a return date of 30 days. *Motion passed by unanimous vote.*

The next regular board meeting is scheduled for Tuesday February 6, 2007, at 6:00 p.m., location to be determined.

The meeting was adjourned at approximately 1:00 p.m. MST without objection.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD February 7, 2007.

Signed:


Manager

Date