

MINUTES OF BOARD MEETING

Association Lulu City Condominium Association Inc.

Date Thursday, April 23, 2015

Location Full Circle HOA Management Conference Room and via
Conference Call

Directors Present Dan Peterson, Jan Davy, Mike Rich, Kelly McGinty, Nicki
Bergstrom Noel, Mike Pippin

Others Present Hilary Swenson (Full Circle), Dan Witkowski (Full Circle), Nicole
Pieterse (Legal)

Meeting called to order at 2:11 p.m. MDT.

Roll Call. Determination that a quorum of 4 of 7 directors is present.

Proof of notice. No objections to notice.

6E Foreclosure sale update led by Nicole
- Sale date has been postponed to 5/28/15

Nicki Bergstrom Noel joined the meeting at 2:18 p.m. MDT.

The board entered into executive session at 2:38 p.m. MDT.

The board came out of executive session at 2:46 p.m. MDT.

Mike Pippin joined the meeting at 2:45 p.m. MDT.

Nicole Pieterse left the meeting at 2:50 p.m. MDT.

Motion by Kelly McGinty, second by Jan Davy, to approve the December 6, 2014 board meeting minutes. Motion passed by unanimous vote.

Motion by Kelly McGinty, second by Jan Davy to allow 7 directors to serve on the board. Motion passed by unanimous vote.

Dan update on hot tub project

- New hot tub to replace the old leaking tub.
- 3 concepts: 1. Concrete formed and tiled commercial spa. 2. Replace the acrylic shell and replace the existing deck with colored, stamped concrete. 3. Remove existing tub and

deck. Replace decking at lower height and replace the one tub with two stand alone tubs using Hot Water Productions for the tub replacement and Andy Kondracki for demo and deck replacement.

- The board discussed the pros and cons of each option.
- A built in commercial configuration is the best for high use and longevity. However, the capital investment is significantly higher and the installation is logistically difficult.
- A more commercial application is probably to best long term application. Comes with increased cost and finding a qualified vendor.
- Full Circle replaced the high speed jet pump today with a repaired pump.
- Direction for Dan to get additional bids for each concept.

Discussion led by Kelly McGinty to start a conversation among the board of the impact that college groups have on the Lulu City community. Kelly has noticed that the college groups' occupation has increased in frequency. Telluride has seen increased visitors and Kelly thinks the short term rentals could fill units with respectable renters vs. college groups. Kelly invited the board members to contact her with any questions or comments. Kelly would like the board to consider banning these groups from renting at Lulu City.

Discussion by Mike Rich and Kelly McGinty regarding the formation of a management fee committee. Kelly wants everyone to look close at what the association is spending money on and if any costs can be cut. Direction for Full Circle to distribute a newsletter inviting owners to participate in a budget discussion.

Dogs/enforcement discussion led by Dan in response to an owner's feedback on enforcing rules, especially the rule that dogs must be on a leash while in common areas of Lulu City. The board doesn't feel that there is a real problem with dogs.

Motion by Nicki Bergstrom Noel, second by Kelly McGinty to amend the rule so that dogs may be under voice command or on a leash while on common grounds at Lulu City. Motion approved unanimously.

The board discussed the option to not allow renters to have dogs. Direction for Full Circle to call owners and renters attention to Lulu City's rules in the newsletter.

Jan Davy left the meeting at 3:52 p.m. MDT.

Mike Pippin left the meeting at an unknown time.

New Business:

- Nicki Bergstrom Noel would like all building 6 owners to fund a project to insulate the space above the garage.
- Nicki Bergstrom Noel and Dan discussed window replacements and warranted windows from the replacement in 2007. Coordination of replacements could reduce cost and impact.

- Bikes: Direction for Full Circle to clean out bike racks and to look into licensing bikes. Idea to notice 6 months out that bikes must be licensed or removed.

Meeting adjourned at 4:09 p.m. MDT

THE FORGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON August 11, 2015.

Signed: /s/ Hilary Swenson, HOA Manager